



A COMMUNITY OF CHOICE

OFFICE OF THE MAYOR
2101 O'NEIL AVENUE
CHEYENNE WY 82001
(307) 637-6300
(307) 637-6378 FAX

R08-17-A-013

December 15, 2016

Mr. Dan Heffernan
Environmental Protection Agency, Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129
Via Email: Heffernan.Daniel@epa.gov

Re: Cheyenne WestEDGE+ District: USEPA Brownfields Coalition Assessment Grant

Dear Mr. Heffernan,

The City of Cheyenne (City), together with the Downtown Development Authority (DDA) and Laramie County is pleased to submit the enclosed proposal for a US EPA Brownfields Coalition Assessment Grant. The Coalition is seeking a \$600,000 US EPA-funded grant to conduct a community-wide brownfield assessment of hazardous substance and petroleum contaminated properties that fall within an area known as the WestEDGE+ in Cheyenne, Laramie County, Wyoming.

The WestEDGE+ district is approximately 160 blocks, an expansion from the original West Edge program area which includes the Crow Creek, Union Pacific railroad (UPRR), and portion of downtown. The WestEDGE+ embodies the agricultural and industrial heritage of Cheyenne. The district is bisected by an active railroad and includes a collection of businesses and brick warehouses that provide visible and enduring landmarks and icons for downtown.

As the district shakes off the dust and begins to move forward, the public and private investors have started to take notice. The momentum built from previous successful grants and public involvement campaigns have the WestEDGE+ closer to its goal of becoming a vibrant neighborhood in Cheyenne's core, but we need another push to become sustainable in terms of catalyzing private investment. With additional assessments we can accelerate the transformation of the WestEDGE+ into a center for high tech employment for our residents, including a steadily growing millennial population. We are enthused to be launching construction of the signature West Edge improvement this spring – the Civic Center Commons – which will provide for much-needed flood control. But beyond this basic protection, we'll also be giving the neighbors a focal point to rally around, a place from which pride can emanate, inspiring new hope for this rough and tumble district.

The people who live in the WestEdge+ deserve opportunity. A greater proportion of minorities and veterans live in the district and deserve access to quality parks, housing and food sources. Following the departure of the area's only grocery store, there is hope gathering in the seeds of the West Edge vision that a farmer's coop might bring nutritional options to the area. The optimism is springing, but these new arrivals to the district are in need of a bit more assistance. In fact, since the closure of the previous grant, my team has had several inquiries as to whether assistance might be available.

We look forward to partnering with you again to building on the fledgling successes of the EPA Coalition Assessment Grant. Our foundation is in place – help us take it to the next level!

A. Applicant Identification

City of Cheyenne, 2101 O'Neil Avenue, Cheyenne, WY 82001.

Applicant DUNS: 075758169

B. Funding Requested

- i. Grant Type: Assessment
- ii. Assessment Grant Type: Coalition
- iii. Federal Funds Requested: \$600,000
- iv. Contamination: Hazardous substances (\$400,000) and Petroleum (\$200,000).

C. Location: WestEDGE+ in Cheyenne, Wyoming

D. Site Specific: This is a Community Wide application and does not include site-specific information.

E. Project Contacts

Project Coordinator

Ms. Logan Graves, Planner

2101 O'Neil Avenue

Cheyenne, WY 82001

Phone (307) 637-6352

lgraves@cheyennecity.org

Chief Executive

Hon. Richard L. Kaysen, Mayor

2101 O'Neil Avenue

Cheyenne, WY 82001

Phone (307) 637-6352

mayor@cheyennecity.org

F. Population

- i. 62,195 (Census ACS 2015 Estimate).
- ii. The City of Cheyenne, Wyoming is a municipal form of government.
- iii. We affirm that Laramie County is not classified as a Persistent Poverty County.

G. Regional Priorities Form/Other Factors Checklist: Please see attached.

H. Letter from the State or Tribal Environmental Authority: Please see attached.

I. Letters of Support: Please see attached.

Thank you for consideration of our grant application materials. We trust you will find them complete and worthy of an award.

Sincerely,



Richard L. Kaysen

Mayor

1. Community Need [45 Points]

a. Target Area and Brownfields [15 Points]

i. Community and Target Area Descriptions [5 Points]

The WestEDGE+ is an emerging district shaking off the residue of neglect and years of industrial placelessness to capture the investment spotlight as Cheyenne's next great neighborhood. The district is situated to the west of downtown, north Lincoln Highway, and south of the State Capitol covering +/-160 blocks. The area is further defined by a general lack of activity and investment, though some glimmers of hope have emerged thanks to a fledgling brownfield program supported by several EPA grants. A skeleton of a district exists, but is in need of nurturing to fully realize its potential as a showpiece of how Sustainable Partnership strategies can raise neighborhood.

A combination of factors has led to the decline of the West Edge. Foremost, disinvestment and sprawl to the outskirts of town, as apparent from the 2000 to the 2010 US Census. Though the population and housing units within the City increased, overall densities *decreased*. This alarming trend highlights the need for investment and redevelopment in the core downtown neighborhood. Another key factor in the WestEDGE+ being slower to redevelop is that the area was built prior to basic standards being enacted or enforced. The first development code in the City dates back to mid-1970s after more than 88% of this area was already built (according to the 2015 ACS estimates.) A patchwork of deteriorated sidewalks and limited pedestrian facilities causes a disconnect from the downtown and area neighborhoods, WestEDGE+ is missing major connectivity and multimodal greenway paths throughout its core area.

The initial West Edge vision sought to improve storm water management, mitigate potential brownfields, create open space amenities and promote private investment in residential and commercial revitalization efforts. Through the strategies we outline in detail below, this early vision has blossomed and started to gain a foothold. Redevelopment is underway, but still slow going given the years of neglect. The fringe of the district, experiencing the same environmental concerns and disinvestment, remains a challenge to rebirth of the district as a whole. For this reason, the Coalition (including the City of Cheyenne, Laramie County, and the Downtown Development Authority) has determined the best approach is to include the entire 160-block area known as the WestEDGE+. Brownfields in this area are both real and perceived. Industrial remnants including several gas stations and salvage yards, which are hurdles which must be overcome to redevelop the neighborhood for current and new residents. WestEDGE+ is at a tipping point; this grant tips the scale in the right direction for redevelopment.

In 1985 a major flood event wreaked havoc on Cheyenne. The West Edge was the hardest hit area with 7" of recorded precipitation in three hours. The event led to 12 lives lost and an estimated \$65 million dollars in damage. The combination of precipitation and drainage from other areas also contributed to massive property damage in this area, leaving lingering effects and disinvestment. However, pending investments have resulted in teeing up two signature flood mitigation projects which will provide more confidence to entice private investors back into the district. This infrastructure is likely to elevate the need for additional environmental studies in the area. As more hope springs from the brownfields, additional properties will recognize an impetus to improve.

Prior efforts effectively deployed funding, leveraged broad assets, and now have grassroots support beyond the coalition. However, significant investment is just out of reach, yet poised to emerge with a little additional support. This assessment grant will catalyze past and present efforts,

inspiring additional investment, turning the area into a thriving, sustainable district. With the strong tide in favor of redevelopment that exists, the wallflowers can confidently jump in to invest in the district. All we need are additional assessments. The first grant fired up the engine to overcome the paralyzing inertia that plagued the district. Today, we hope to fully shift into gear and capitalize on an additional assessment grant to guarantee sustainable momentum.

The scale of necessary improvements has also provided a challenge to the community's efforts. Although we've made progress with larger-scale projects including the Steam Plant, our efforts have stalled somewhat due to the bulk of our prior grant funds being wrapped up with these major properties. This has resulted in difficulty utilizing our revolving loan fund. Although the RLF has been pitched to both the Steam Plant and a Hilton Garden Inn proposed for the District, management for both projects has indicated concern regarding additional layers of administrative burden that the RLF might add in return for a proportionally small segment of the total project funding. In analyzing this issue, the City has identified that in order to fully utilize the RLF, we need to also identify smaller projects that could significantly benefit from RLF assistance. This type of "quick-win" is needed to demonstrate the power of the RLF.

The Coalition partners are committed to fully utilizing this element of our program and have pursued discussions with our successful cohorts in Great Falls, MT to explore opportunities to retool the approach in Cheyenne. In concert with the WestEDGE+, we look to target properties and projects who could benefit from utilizing the program.

ii. Demographic Information and Indicators of Need [5 Points]

The WestEDGE+ area lies within Census Tract 7, which also includes Cheyenne's Downtown core. The area has suffered from disinvestment, declines in the standard of living with a lack of amenities, and a resulting outward movement of new housing and jobs. Demonstrating this is the higher unemployment rate of the target area compared to local and national averages. The median household income is significantly lower than national and state averages. One major standout in the area is the percentage of disabled veterans – a rate three and a half times the national average. This grant will spur confidence in reinvestment for the creation of jobs, housing, and transportation improvements to create a sustainable neighborhood full of vitality where residents can thrive.

	Target Area (Census Tract 7)	Laramie County	State of Wyoming	National
Population:	4,247 ¹	94,412 ¹	575,251 ¹	314,107,084 ¹
Unemployment:	7.5% ¹	5.8% ¹	5.2% ¹	5.0% ¹
2000 Unemployment:	3.5% ²	3.0% ²	3.5% ²	3.7% ²
Poverty Rate:	15.0% ¹	11.7% ¹	11.6% ¹	15.6% ¹
Percent Minority:	23.3% ¹	20.4% ¹	15.2% ¹	37.2% ¹
Median Household Income:	\$34,202 ¹	\$54,845 ¹	\$58,252 ¹	\$53,482 ¹
Median Age:	38.6 ¹	36.9 ¹	36.8 ¹	37.4 ¹
Disability Rate:	14.0% ¹	12.1% ¹	12.0% ¹	12.3% ¹
¹ 2015 American Community Survey data profile and are available on American FactFinder				
² Census 2000 Profile of Selected Economic Characteristics and area available on American FactFinder				

iii. Brownfields and Their Impacts [5 Points]

The Cheyenne Coalition has successfully managed its first 2011 EPA BCA Grant focusing on the West Edge. We have completed the initial 2011 grant, conducting 28 Phase I's and 7 Phase II's

and spurring considerable interest and initial public/private investment in the West Edge. Yet, there is more to be done to reach our community goals of revitalizing this important neighborhood in our City. With its downtown location, existing infrastructure, and proximity to key community assets, the WestEDGE+ should be a vibrant, attractive, and inviting place to live and work. Unfortunately, the area suffers from impediments to fulfilling its potential, including: 1) vacant/underperforming buildings and businesses, 2) vacant and parking-dominated parcels, often held by non-local owners, 3) gaps in the retail menu, 4) limited housing choices, 5) an economic climate that fails to generate enough return to justify rehabbing old buildings, and 6) auto-oriented circulation patterns. The presence of brownfield sites in the WestEDGE+ clearly inhibits goals set forth in the community's PlanCheyenne comprehensive planning document by stifling the vitality of the downtown Cheyenne area and undermining the economy by limiting business and residential growth. Because of historic land uses, these properties, have not realized their potential to attract investment while stubbornly persisting as a threat to human health and the environment. The table below highlights some of the priority sites that are opportunities for assessment:

Current Use	Location	Hist. Use	Possible Environmental Issues
Vehicle Storage	Reed/18th	Storage/Cleaners	VOCs, Metals, GRO/DRO, PAH
Recycling Facility	Reed/22nd	Storage	Metals
Recycling Facility	Snyder/23rd	Appliance/Salvage	Metals, SVOCs, PCB
Lumberyard	Reed/23rd		SVOCs, VOCs
Bell Building	17th/Central	Auto Storage	VOCs, Metals, GRO/DRO, Alcohols
Vehicle Storage	Reed/20th		VOCs, Metals, GRO/DRO,
Transformer Storage	Reed/18th	Manufactured Gas Plant	VOCs, Metals, GRO/DRO, SVOCs, PCB, Cyanides
Gas Station	Snyder/16th	Gas Station	VOCs, Metals, GRO/DRO, PAH, Alcohols

Note: These are broad categories of possible contaminants.

The WestEDGE+ suffers from widespread environmental contamination. Contaminants identified within the 2011 EPA BCA Grant project area include PCE, heavy metals, manufactured gas wastes, and petroleum hydrocarbons. Brownfields located near schools and parks and within or near residential neighborhoods present a threat to human health through direct contact and ingestion of contaminants and/or exposure to airborne particulates and volatile compounds. Identified brownfield sites are located within 300-feet of St. Mary's Catholic School and directly adjacent to residential housing. The migration of contaminants from many of these sites, via storm water and/or groundwater, also pose a threat to the aquatic ecosystem of Crow Creek. The historic Steam Plant and the City Pump House (two of the catalyst sites from the initial assessment efforts) are within 800 and 200 feet of Crow Creek, respectively.

Barriers to brownfield redevelopment in Cheyenne include the unknown environmental condition of the properties and blight that reinforce the negative perception of certain areas within the City. These negative perceptions, combined with the existing economic conditions, remain a continuing impediment to significant private investment into this important area. Key events that have contributed to disinvestment in the WestEDGE+ include:

- The 2010 departure of the Safeway Food Store at 25th and Pioneer, which left the area without a grocery store and turned the WestEDGE+ into a food desert.
- Closure of Roedel's in 2007 at 21st and Carey, leaving the area without a drug store.

- The arson-attributed fire that consumed Mary’s Bake Shoppe in 2004, leaving a gaping hole in the urban fabric on our Main Street that screams, “Blight Welcome Here!”

The WestEDGE+ has witnessed a mass exodus of businesses and residents to new buildings and auto-friendly, suburban-style land use patterns. Shoppers and their dollars have been drawn to Dell Range – the home of the City’s mass retailers located along the northern edge of the community. The WestEDGE+ is left with an unsustainable business mix and has become known primarily for its civic and institutional uses. Currently, the area is dominated by empty storefronts, vacant buildings, vacant lots, and outsized parking areas that dwarf nearby buildings. As evidenced by the surge of activity in other downtowns, the WestEDGE+, with the right guidance and assistance for redevelopment, could become an attractive, diverse neighborhood.

b. Welfare, Environmental, and Public Health Impacts [15 points]

i. Welfare Impacts [5 points]

The census tract containing the WestEDGE+ area is classified as a Food Desert for Low-Income and Low-Access groups, according to current standards in the USDA Economic Research Service. The Coalition’s efforts in managing its initial EPA BCA grant has led to renewed interest by potential investors in developing a critically-needed grocery store in the WestEDGE+. The DDA has recently made a downtown grocer (i.e. a market or co-op) one of their key initiatives. While their work is still in early phases, they seek a sustainable solution for this WestEDGE+ concern. .

The prevalence of brownfields within Cheyenne’s WestEDGE+ neighborhood represents a significant environmental and social justice concern. Cheyenne’s impoverished and minority residents are concentrated in this area, exposing the working poor to environmental and health hazards. Residential units within the WestEDGE+ are squeezed around the assorted vacant lots, abandoned industrial and commercial buildings, and underutilized parking areas. As evidenced by the demographic table, the WestEDGE+ includes a high percentage of minority residents and residents living in poverty. The poverty rate for the area is noticeably higher than the City poverty rate (15% versus 11% county-wide). Moreover, the WestEDGE+ has a disproportionate percent of minority residents (23.3% versus 15.2% State-wide) and a high unemployment rate (7.5% versus 5.8% County-wide and 5.0% Nationally) all of which contribute to the negative perception of the area. Additionally, persons with disabilities and disabled veterans are more likely to live in the WestEDGE+. The area has double the percent population of veterans than national average, as well as, nearly twice as many disabled veterans than the national average with 34.56% of vets in the WestEDGE+ with a service disability vs 18.22% in the US, according to the 2015 ACS.

A Gallup study indicated a strong link between low income populations and obesity, demonstrated by the area’s percentage enrolled in the Supplemental Nutrition Assistance Program (SNAP). In 2009, 8.19% of the area’s households were in the program (Census Tract 7.) That number has increased significantly, nearly doubling, to 14.13% in 2014. Statewide, only 4.85% of households participated in the program in 2009 increasing to 6.22% in 2014. The WestEDGE+ redevelopment would not only create opportunities for employment and improve the physical living environment, but could also reduce the reliance on other government programs for area residents.

ii. Cumulative Environmental Issues [5 points]

The barriers to redevelopment are further compounded due to inadequate storm water management of the downtown, resulting in historical and ongoing flooding of these blighted and contaminated areas. Cheyenne’s Downtown and WestEDGE+ are located in a low point at the catchment area for Cheyenne’s Capitol Drainage Basin. Progress will be evident this spring as the City breaks

ground on constructing two of the signature public investments, including Pumphouse Park and Civic Center Commons. These community initiatives were conceptualized during previous EPA supported grants including Assessment and Area Wide Planning Grant activities. PumpHouse Park will include a filtration component aimed at reducing E. coli and other harmful contaminants. This project represents both a critical life-safety hazard, as well as a significant property damage hazard and is a Regional Priority for EPA Region 8.

Cheyenne and its coalition partners have begun to effectively address storm water management – both in quantity handled through flood mitigation, and quality through filtration systems – with their initial planning activities funded through the 2011 grant. The Coalition has successfully leveraged the initial \$1 million in Federal EPA grant funds into over \$16 million in federal, state and local grants, loans, and special purpose use tax funds to help fund critically needed public infrastructure for the district. A continued investment of EPA funds will go a long way in helping us to continue our cleanup and investment strategy and leverage additional state and federal funds for critically needed public infrastructure in addressing this EPA priorities.

A host of other issues also plague the WestEDGE+, including deferred maintenance, absentee owners, litter, snow piles, uneven parking enforcement, cluttered alleys, dirty windows, panhandlers, battered utility boxes, forlorn planters, cracked sidewalks, and boarded-up transoms. While seemingly minor, these issues are enough to discourage many potential investors and are hindering our ability to attract millennials and high tech firms. Continued EPA investment into brownfield assessment of additional catalyst sites in the WestEDGE+ could very well help the Coalition “turn the corner” on revitalization of this area.

iii. Cumulative Public Health Impacts [5 points]

The effects of blight and potential contamination associated with brownfield sites weighs heavily on the WestEDGE+. Laramie County ranks high for total cancer incidences outpacing state and national levels. Due to proximity to brownfield sites containing VOCs and other harmful contaminants, we can anticipate that the rates within our target area are even higher. Additionally, Laramie County has the 4th highest rate of adult diabetes in Wyoming 23 counties. The WestEdGE+ project area is likely to have even higher rates due to a lack of sidewalks, and connections to park amenities. The diabetes rate is also exasperated by the fact that healthy food alternatives are not easily accessed, particularly for the incredibly high rate of residents in the district without a vehicle (11.2%). (www.wyominghealthmatters.org)

c. Financial Need [15 points]

i. Economic Conditions [5 points]

Wyoming’s economic conditions have been dismal with the downturn in the energy economy. The City’s 2017 budget witnessed cuts of almost 4%. To date, no layoffs have been planned, but shortfalls in revenues due to decreased mineral royalty collections have wreaked havoc on state and local budgets. Facing severe shortfalls requires that we redouble our efforts to encourage local investment despite financial woes. On June 22, 2016, the Wyoming Tribune-Eagle reported that “Hundreds of people could lose their jobs, and services may be slashed across Wyoming as the result of \$248 million in general fund budget cuts proposed by Gov. Matt Mead.” Due to proximity to the Capitol, WestEDGE+ residents could be disproportionately impacted by these layoffs.

According to the 2015 ACS statistics, Cheyenne’s median household income of \$58,219 eclipses that of our target area, sitting at \$36,756. Nationally, this number is \$53,889. This area’s rate for unemployment and persons receiving government assistance (like SNAP) is also significantly

higher than state and national averages. Allowing brownfields properties to sit idle in areas like the WestEDGE+ that are undergoing economic hardships perpetuates an increase in these statistics. Redevelopment of brownfields properties will allow for creation of jobs, create a stronger tax base, and aligns with the goals set forth in the community's PlanCheyenne.

Yet a glimmer of hope is on the horizon. The City has created the list of projects for the upcoming optional sales tax vote in May of 2017. The West Edge has been prioritized to be included on that ballot, enabling the public to approve an additional \$3.5 million to be leveraged and invested in infrastructure. Though we are utilizing our local resources, leveraging additional assessment funds would help to expand the impact of redevelopment activities.

ii. Economic Effects of Brownfields [10 points]

The West Edge has a median household income and a per capita income that are lower than the national average and a poverty rate much higher. The economic impact of brownfield properties has depressed the value of property in the District. This combination leads to many properties being run-down and contributes to the overall negative perception of the area. Housing in the WestEDGE+ area is generally older and in a lower state of repair than other areas of Cheyenne, as well. Conditions for residents of the area are appalling, considering that homeownership is often a path to the middle class for many Americans. Housing choices in the district are somewhat limited, but due to the substandard conditions, housing is less expensive than other areas of the City. As a result, many of Cheyenne's poorest residents are concentrated in the WestEDGE+. Median house values in the district - \$150,800 - are significantly lower than the corresponding City and State values (\$182,900 and \$194,800, respectively). Additionally, due to lower income, over 20% of the area's homeowners pay more than 35% of their income towards monthly housing costs (2011-2015 ACS). This trend is even more pronounced for the 62% of residents in the area who rent – nearly 40% of renters are cost burdened, paying over 35% of monthly income rent.

Property values are also depressed by brownfields. As a case study in our Area Wide Plan, the impact of the Steam Plant's redevelopment on the tax base was analyzed. Based on a \$9.8 million future value, the project would generate an annual estimated \$48,000 in property taxes. In its current state, the building generates a paltry \$3,000 in property taxes annually based on a current valuation of \$200,000. This incredible disparity between current values and redevelopment tax potential are indicative of the district as a whole. We are looking to utilize the analysis and possible financing tools from our Area Wide Plan to help the community understand these impacts and hopefully support a strategy to use tax increment financing to help get projects like these moving. Without grant support, none of these conversations would have taken place. Yet more discussions are still to come; additional assessment funds will help us achieve sustainable momentum.

2. Project Description and Feasibility of Success [55 points]

a. Project Description, Timing and Implementation (30 points)

i. Project Description and Alignment with Revitalization Plans [17 points]

The WestEDGE+ is situated in the heart of Cheyenne, next to the capitol and downtown districts. While many metropolitan cities have seen infill of housing and jobs into the core district in recent years, Cheyenne is missing the trend. One of the major impediments to moving forward is the uncertainty of development of these challenged areas; the Pandora's box of potential contaminants that can quash a project before it gets off the ground. The future land use plans presented in the Area Wide Plan have helped to align zoning and development standards to help the area evolve into a vibrant multi-use community with jobs, housing choices, and recreation. Adopted by the

City in November of 2016, this plan sets forth a clear process describing how redevelopment projects can use flexible regulatory elements to move from vision to reality. Including sections on street configurations, green stormwater strategies, architectural precedents, and development case studies, the Area Wide Plan has generated more interest in redevelopment in the West Edge due to the greater understanding of the issues explained in this plan.

In response to the AWP, additional assessment funding could take the WestEDGE+ to the next step beyond vision - to implementation of a sustainable neighborhood. Additional properties adjacent to Civic Commons will be prospects for reinvestment, as well as locations along the Rail Spur. These properties will be approached to participate in the assessment program and will benefit from development information presented in the AWP and cleanup assistance from the RLF. Our project will also follow up with property owners who expressed interest in assessments too late for the 2011 grant to assist. Additionally, several new parcels have expressed interest in the program during 2016.

Utilizing our outreach initiatives from prior grants, we will contact a broad swath of property owners to energize a new round of assessments. Sensing the continued interest in the program, the West Edge Visionary Blueprint, adopted by the City in 2014, recommended pursuit of additional assessment grant funds. This grant also aligns with recommendations from the 2015 Smart Growth Implementation Assistance recommendation to “create a focus for Downtown revitalization efforts.”

Launching from a new round of assessments, we will look to facilitate the implementation options highlighted in the AWP for streamlining redevelopment and utilize matching funds from our partners like the DDA to propel environmental cleanup and investment in the WestEDGE+.

ii. Timing and Implementation [13 points]

The Coalition has already identified a number of properties that are ready begin assessments. Launching from a position of elevated community awareness regarding the purpose of the West Edge project, we will be able accelerate implementation of our project much quicker. In anticipating a speedy ramp-up, the project should be able to quickly deliver results, including updates to our outreach strategy, QAPP, and other procedural requirements. Utilizing our Coalition Project Management Team to guide our actions, we have the infrastructure in place to proceed quickly.

Shortly after the grant is awarded, the Coalition will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select the environmental consultant project team and will release a competitive, public Request for Qualifications to select the team deemed most qualified by a review committee.

The first step will be to communicate with previously interested properties to be considered under this project. As this list is exhausted, new properties will be considered and plugged into our site prioritization scheme, considering alignment with the West Edge Visionary Blueprint, *PlanCheyenne*, developer interest, known/suspected past operations, community input, and stormwater management/flooding issues. Final site selection will focus on those properties that are a redevelopment priority based upon our next round of community engagement activities. The project manager will track data for both the Petroleum Assessment Grant and the Hazardous Substances Assessment Grant and will enter pertinent information into the EPA’s Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database.

b. Task Descriptions and Budget Table [20 points]

i. Task Descriptions [15 points]

Task 1 – Programmatic Costs (\$31,000 grant-funded activities + \$3,000 voluntary match): The budget includes \$3,000/grant for two coalition staff to attend two three-day national and one regional brownfield conference. Estimated travel costs include airfare (\$1,500/two people/two national conferences = \$3,000) plus hotels, meals, and incidental costs (\$400/person/day/two national conferences = \$2,400) for a total of \$5,400. One person will attend one regional conference for an estimated travel cost of \$600. Total travel is anticipated at \$6,000. In addition, \$12,500/grant is budgeted for contractual costs for reporting and other eligible activities to support task deliverables: quarterly reports, ACRES updates, DBE reports, financial reports, and project closeout report. Voluntary match is estimated at \$3,000 (75 hours at \$40/hour) for staff time to assist with eligible grant management and reporting activities. Most programmatic costs will be outsourced to an experienced consultant retained by the Coalition.

Task 2 – Community Outreach (\$30,000 grant-funded activities + \$6,000 voluntary match): This includes: (1) coordinating and conducting at least six meetings with stakeholders (including Project Management Team); (2) hosting engaging public workshops targeted to specific audiences (citizens, property owners, developers); (3) preparing meeting materials and presentations; and (4) update and expand reach of existing outreach materials, including project video and development of virtual tour mobile app. The community outreach budget includes \$15,000/grant for the Coalition's QEP to facilitate community outreach meetings, produce informational materials, and assist with site-specific outreach. The budget includes City personnel voluntary matching costs of \$3,000/grant (75 hours/grant at \$40/hour) to assist with community outreach for a total of \$6,000 voluntary match. Outputs include updated public involvement plan, project website, fact sheets, informational materials, video, and tour. As noted in Attachments E and F, community-based organizations and agency partners have pledged additional in-kind contributions to assist with research, outreach, and PMT participation.

Task 3 – Site Inventory, Selection, and Planning (\$42,000 grant-funded activities+ \$4,000 voluntary match): Task 3 will engage with previously interested property owners to explore interest in moving forward. Additionally, WestEDGE+ residents will engage in site identification and evaluation process for remaining funds. The inventory will help develop an up to date understanding of available properties that may have changed hands since the initial assessment grant. Our Coalition and QEP will: (1) create a list of prior property contacts and follow up regarding program interest; (2) review county tax records to identify properties that may have changed hands recently; (3) conduct tours/windshield surveys of priority focus areas to identify new potential properties; (4) review historical Sanborn maps and other historical resources to identify sites with potential for historic environmental impacts; (5) survey local developers, real estate representatives, and other stakeholders for information on vacant and underused commercial/industrial properties; and (5) review Cheyenne / Laramie County Health and Wyoming Department of Health records to verify that all sites with known/suspected impacts or threats to public health are included in the prioritization process. For priority properties, we will conduct an evaluation regarding potential redevelopment options and how the sites may be able to implement recommendations from the AWP and utilize the RLF. The budget includes Coalition personnel costs of \$2,000/grant (50 hours at an average of \$40/hour) to assist with inventory and prioritization tasks for a total of a \$4,000 voluntary match. The budget includes contractual services of \$42,000 (420 hours at an average of \$100/hour) to perform property inspections,

conduct records review, assist with prioritization, and evaluate AWP/RLF opportunities. Outputs include an updated brownfield inventory report and GIS overlay of brownfield sites, with site specific AWP/RLF option summary.

Task 4 – Site Assessment (\$440,000 grant-funded activities + \$4,000 voluntary match): As directed by the Coalition, the QEP will complete an estimated 24 Phase I ESAs at up to 12 high-priority petroleum and 12 hazardous substance brownfield sites throughout the WestEDGE+. Phase I ESAs will be performed in accordance with the All Appropriate Inquiries Final Rule and standards set forth in the ASTM E1527-13 Phase I ESA Process. The QEP will complete Phase I ESAs, including SEDs and ACRES updates, at an average cost of \$5,000 (total cost of \$60,000/grant). Outputs include SEDs, ACRES reporting, ESA reports, and project website maintenance. The QEP will: (1) prepare an updated QAPP (estimated at \$10,000 [\$5,000/grant]); (2) complete Phase II ESAs at four high-priority petroleum and four hazardous substance sites (average cost of \$20,000 [\$80,000/grant]); (3) complete supplemental Phase II ESAs at two petroleum and two hazardous substance sites (average cost of \$21,250 [\$42,250/grant]); and (4) plan activities for two focus areas at an average cost of \$12,500/grant. Phase II ESA costs include site-specific SAPs and Health and Safety Plans (HSPs). Outputs include QAPP, SAPs/HSPs, ESAs, RAPs, etc. Together the Coalition voluntary match is approximated at a total of \$4,000 which includes Coalition personnel costs of \$2,000/grant (50 hours at \$40/hour) to assist with data acquisition and report review and distribution.

Task 5 – Remediation Action Planning (\$57,000 grant funded activities + \$2,500 voluntary match): Preparation of Analysis of Brownfield Cleanup Alternatives (ABCA) and RAPs to address individual site contamination. Plans will follow guidelines issued by the WDEQ to bring sites into the Voluntary Remediation Program. They will incorporate projected development plans and long-term goals for the properties. We assume six hazardous substances sites and three petroleum sites will require preparation of these plans at approximately \$6,000 per site for an estimated cost of \$57,000. The Coalition estimates it will require approximately \$2,500 of “in-kind” staff time (primarily public notification activities and staff planning time) to assist in remedial planning (approximately 62 hours at \$40/hour). Outputs include future brownfield site renderings, visioning sessions, ABCAs, and RAPs for redevelopment and reuse of brownfield sites in the WestEDGE+.

ii. Budget Table [5 points]

Projected Budget - WestEDGE+; Coalition Assessment Grant

Project Tasks (\$) (programmatic costs only)						
Budget Categories	Task 1 Program	Task 2 Outreach	Task 3 Inventory	Task 4 Assessment	Task 5 Planning	Total
Travel-H	\$3,000					\$3,000
Travel-P	\$3,000					\$3,000
Contractual*-H	\$12,500	\$15,000	\$21,000	\$301,500	\$47,000	\$397,000
Contractual*-P	\$12,500	\$15,000	\$21,000	\$138,500	\$10,000	\$197,000
Total Budget	\$31,000	\$30,000	\$42,000	\$440,000	\$57,000	\$600,000
H – hazardous substances; P – petroleum; *The Coalition will comply with procurement procedures outlined in 40 CFR 31.36.						

c. Ability to Leverage [5 points]

Cheyenne has been phenomenally successful in leveraging funds in support of the West Edge. To date, the initial EPA BCA Grant has blossomed into a total nearing \$17 million to address stormwater quality and construct park amenities, including Civic Commons Park. Looking forward, we have submitted a Cool and Connected grant to help create the vibrant, economically sustainable Broadband and fiber services in the corridor to lay the foundation for a technology rich business environment. We also see possibility for the Local Foods, Local Places effort to help in creating community gardens and attracting a Co-op to address our food desert issue.

Obtaining assessment grant funds remains a critical step in initiating brownfield redevelopment projects. The West Edge has pending public and private investment including a 10-story, \$15 million dollar Hilton Garden Inn Hotel is scheduled to begin construction in 2017 on a vacant parking lot owned by the Dinneen family which will serve as an anchor project. Coalition efforts over the past four years have now resulted in the sale of the iconic Steam Plant for \$1.4 million and potentially the Holmes Block for \$1.2 million, both anticipating investment activities in 2017. In fact, Warehouse Twenty-One, a local marketing firm recently announced a consolidation of their holdings in other states in favor of building their presence in the West Edge. Resources leveraged to ensure continued investment in the West Edge include:

- 2011 Brownfield Coalition Assessment Grant, \$1 million in Federal EPA grant funds – This grant has been used to complete initial planning activities and to conduct Phase I and Phase II assessments in order to identify contaminants and encourage reinvestment. To date, the Coalition has completed 28 Phase I and 7 Phase II assessments.
 - Brownfield Revolving Loan Fund Cleanup Grant, \$1 million in Federal EPA grant funds and \$200,000 in local match from 6th Penny Tax – The revolving loan fund will be used to assist property owners with the cleanup of contaminated brownfields sites and prepare them for redevelopment.
 - Special Purpose Use Tax, \$4.8 million in local funds (6th Penny Tax) allocated for matching funds for state and federal grant pursuits and for land acquisition to advance storm water and water quality projects within the West Edge.
 - Capitol Basin Drainage & Economic Development Grant, \$135,225 in federal funding from the City of Cheyenne HUD Community Development Block Grant allocated for property acquisitions leading to added storm water management facilities within the West Edge.
 - Section 319 Funding, estimated \$450,000 in State funds from the Wyoming Nonpoint Source Task Force is allocated for the Lower Capitol Basin Sediment Trap/Wetland project planned for Pumphouse Park, for storm water management and create green space creation.
 - FEMA PDM Funding, \$3 million in federal funding for Civic Center Commons flood control project, a significant phase of critically needed storm drainage infrastructure for the West Edge.
 - EDA Grant Funding, \$1.7 million in federal funding for 26th St. storm sewer project, part of the overall flood control infrastructure needed for the West Edge and Lower Capitol Basin.
 - WY State Consensus Funding, \$1.4 million in state funding as a match for the 26th St. project.
 - Cheyenne MPO - \$120,000 – Reed Avenue Rail Spur Corridor Study to further advance the understanding and design for this key infrastructure element. (2017 Project.)
 - 2017 6th Penny Tax - \$3.5 million for WestEDGE+ infrastructure leveraging. (Vote Pending.)
- Documentation for these leveraged resources is included in Attachment G. The Coalition is fully committed to this project and is willing to meet the assessment costs not met through this grant

and match as necessary through the use of general tax revenues, Tax Incremental Funding, in-kind assistance from qualified Coalition staff, and through the pursuit of other grant options.

3. Community Engagement and Partnerships [35 points]

a. Engaging the Community [15 points]

i. Community Involvement Plan [10 points]

One of the major successes to date with the West Edge area has been community engagement. With the help of great program partners we have successfully deployed a major annual event (EdgeFest), an interactive virtual tour and video envisioning possible revitalization, a tactical urbanism workshop, and trolley tours focused on the redevelopment efforts. The engagement is evident in the establishment of EdgeFest as a 501c3; what began as a City public outreach project has fully transitioned into a community-driven initiative. Our ongoing community involvement plan will build on this strong foundation to gather more support from the public to gain additional funding and to leverage special taxes while motivating new investment.

Building upon several years of momentum, we will continue utilizing the project website www.cheyennewestedge.com for updates. We will evaluate the value of using the online engagement platform, MySidewalk, in addition to partnering with the DDA and EdgeFest on social media campaigns. Our track record of engagement includes innovative public meeting strategies, like our tactical urbanism workshop, held in conjunction with EdgeFest 2015, which attracted nearly 300 participants. The hands-on learning component of this event helped our residents understand how placemaking can impact a community. Never resting on our laurels, we're always looking for ways to engage the public to a greater extent. Based upon feedback from EPA regarding our RLF program, we have begun scheduling a property owner forum to help landowners learn about the power of the loan program. Working in tandem with another Assessment Grant, we anticipate our focus including several smaller projects in the WestEDGE+ area. Based upon the initial groundwork and tangible results, we see fewer hurdles to getting owners interested in the program.

We'll also look to update our *International Economic Development Council* award-winning Virtual Tour to include updated renderings and our video tour highlighting the potential of the Rail Spur. One of our partners, Array Coding School, has expressed an interest in using their students to create a mobile app to spread this imagery to citizens more effectively.

ii. Communicating Progress [5 points]

While many platforms are utilized in the communicating the progress of the West Edge, additional opportunities exist and may be used in this phase of its development. The district has broad support from the community at large and decision makers throughout the City. We will continue to use the following, proven-effective methods of communication:

EdgeFest - Regular meetings by the 501c3, as well as their annual event that brings a large group of residents to the area for a free outdoor concert with food vendors, brings awareness and creates the necessary buy-in to keep the West Edge vision moving forward.

Public Meetings and Open Houses – We anticipate up to 3 workshops or signature events through the course of the project to solicit feedback and educate our community about the program.

Social Media Outlets – Using DDA and EdgeFest lists will broaden our communications.

Interactive Technology Resources - The West Edge video has been used in many formats (online, at meetings and conferences, and more). Existing assets will be repackaged for continued use.

Local media coverage - The local Cheyenne media coverage of events and news helps ensure the community is aware of progress and events for the WestEDGE+. This includes press releases, articles in the local newspaper (the Wyoming Tribune Eagle), radio news briefs on air and online, and television coverage of meetings and special events.

Understanding, also, that this area is lower income and may have less access to technology, we will reach out with direct contact to build a base of residents who to date remain unengaged. We will deploy additional resources to meet them where they are. This includes looking at opportunities like National Night Out to host an event in the district, working with the local Veterans Authority, and reaching out through neighborhood groups.

b. Partnerships with Government Agencies [9 points]

i. Local/State/Tribal Environmental Authority [5 points]

Over the past year, Cheyenne has been working diligently to increase the communication with the WDEQ regarding entering properties into the Voluntary Remediation Program. Several West Edge properties have taken steps to enter the program in the past year including Pumphouse Park and the Steam Plant. We will work together up front to make sure our QEP's field staff are knowledgeable about WDEQ cleanup levels and local regulatory procedures. Further, we will facilitate discussions between WDEQ and property owners. Over the past several years, WDEQ staff have been active members of our Project Management Team, sitting in on selection committees and helping to guide landowners. We anticipate this partnership will continue.

ii. Other Governmental Partnerships [4 points]

The following “team players” have been involved with the Coalition and be involved during the implementation of our second Assessment Grant. They include the Board of Public Utilities (BOPU), the WDEQ, LEADS (the non-profit Cheyenne-Laramie County Corporation for Economic Development), the Cheyenne Metropolitan Planning Organization (MPO), Laramie County School District #1, non-profit organizations, and the State Land Board. The MPO is leveraging funds to launch a corridor plan along the Reed Avenue Rail Spur to analyze how infrastructure enhancements could improve mobility and job creation. Additionally, conversations with the Cheyenne Veterans Affairs and Warren Air Force Base (WAFB) are ongoing.

c. Partnerships with Community Organizations [9 points]

i. Community Organization Description & Role [5 points]

The development of the West Edge district has the benefit of large public support. Specific businesses and organizations partnering with the project include the following:

EdgeFest: 501c3 with a mission to bring awareness to the West Edge. EdgeFest was born out of the need to create community buy-in as well as make the redevelopment of the West Edge fun and inviting. Social media support and a co-hosted public meetings at future EdgeFests are anticipated.

Array, School of Technology and Design: Array's mission is to teach and train people for technology sector employment. This is the first school of its type in the area and has received overwhelming positive support. Faculty will advise technological infrastructure matters associated with redevelopment sites and students will assist with creation of Virtual Tour mobile app.

United Way / Emerging Leaders: The United Way of Laramie County and Emerging Leaders group support community organizations that serve to promote the wellbeing of underserved populations. They've committed to encourage the redevelopment of the WestEDGE+ and will bring the energy and buzz needed to push the project forward to create the neighborhood it could be for the community.

ii. Letters of Commitment [4 points]

Please see attached letters of support and commitment from local organizations.

d. Partnerships with Workforce Development Programs [2 points]

As described previously, we look to partner with students at the Array Technology School to engage in creation of a mobile app for our Virtual Tour. As the District evolves, we also look forward to using the Governor's new initiative, Wyoming Grown, to help attract workers back into the West Edge District.

4. Project Benefits [25 points]

a. Welfare, Environmental, and Public Health Benefits [13 points]

An additional assessment grant will assist Cheyenne in continuing to promote a vibrant, equitable, and healthy community through the redevelopment of brownfields in order to:

- Eliminate blight and increase the quality of life for residents
- Promote a walkable community by connecting multimodal infrastructure
- Create new opportunities for sustainable developments, including both jobs and housing
- Enhance the environmental quality, health, and safety in the community

The continued emphasis on community engagement will increase community awareness of potential public health and environmental contamination issues associated with the brownfield sites. As the extent and nature of environmental contamination is determined, community members will better understand how to limit their exposure to contaminants. This community engagement will also facilitate the eventual redevelopment of these sites, as residents will become aware of the many benefits associated with reusing brownfield sites.

As additional properties are remediated and new development takes place, residents in the area will have fewer chances of encountering contamination both in the soil and stormwater runoff. Additionally, a large thrust of the development vision is to provide stronger transportation connections between the WestEDGE+ and recreational resources in the area. Providing safer connections to the Greenway and parks system will help residents lead a more active life, resulting in lower obesity rates. With a new hope for redevelopment, the prospective food co-op will be more likely to put down roots in the area, effectively addressing the food desert issue. With new development, like Civic Commons Park, the overall positive outlook for the neighborhood will improve, bringing a pride of ownership to the area and help to address the blight issues of broken windows, weeds, and deferred maintenance.

b. Economic and Community Benefits [12 points]

The continued progress of brownfield cleanup and revitalization in the WestEDGE+ area will greatly enhance the property values and employment options within the district. We anticipate that housing (both market and affordable units) will be developed in the area over the coming 3-year period. Cleanup of vacant blighted properties in conjunction with the creation of critically needed stormwater management infrastructure to solve flooding and water quality issues will promote infill development by relieving potential investors of financial burden and perceived risk. Expanding the existing trail system and linking in to the regional Greenway and other key features in the City will provide alternative means of transportation and promote healthy activities instead of driving, thereby reducing the local dependency on automotive traffic and consumption of fossil fuels. Redeveloping selected Brownfield properties into affordable housing developments will also help retain the local workforce and the future workforce that will arrive due to projected growth.

Building upon the initial vision and momentum for the West Edge, we intend to see additional park amenities constructed that will attract new employment sectors to the area. Due to the enhanced quality of life in the WestEDGE+, graduates from the Array School will be able to purchase an historic warehouse and convert it into a thriving business, providing new job opportunities. This new crop of businesses will be able to plug into our upgraded broadband backbone to ensure their communications infrastructure needs are met. With these improvements, we hope to reduce the unemployment rate, while boosting property values.

5. Programmatic Capability and Past Performance [40 points]

a. Audit Findings [2 points]

As lead coalition partner, City of Cheyenne has had no significant adverse audit findings or financial penalties with any of our state or federal loans or grants. We will use EPA Brownfields Assessment Grant funds in accordance with all requirements and conditions set forth by EPA. In compliance with federal guidelines, the City will retain consultants to assist in the management of specific aspects of the grant should we lose the necessary in-house expertise. The City has been awarded federal funds and successfully managed the grants and funding requirements required by the grant and A-133 audit requirements.

b. Programmatic Capability [23 points]

Based upon our previous grant management experience, the City of Cheyenne is well qualified to undertake the responsibilities associated with an Assessment Grant, including completion and submittal of a Cooperative Agreement and Work Plan to the EPA, we are already enrolled in the ASAP system, and are on-time with submitting progress reports, including specifying the assessment tasks completed, financial tracking, and proposed grant activities. Cheyenne has a strong record of hiring and retaining talented and qualified staff. The PMT approach ensures that multiple Coalition members are knowledgeable and up-to-date on the project. Should turnover of a key position occur, the City/Coalition Members will recruit new staff members with the qualifications and skills to be an effective part of the ongoing West Edge project PMT.

The Assessment Grant will be managed on a day-to-day basis by **Logan Graves**, Senior Planner. Ms. Graves has been involved with the West Edge program for 3-years, including managing the RLF and Area Wide Plan for the past 18-months. This included the successful close out of the 2011 Assessment Grant. Project tracking will be handled by **Katrina Petersen**, Office Manager who has handled invoices for all of the EPA grants Cheyenne has received for West Edge.

The City has successfully managed the grants and all applicable funding requirements required by the grant and A-133. The City Treasurer, **Lois Huff**, has consistently met the specific A-133 audit requirements. Additionally, Ms. Huff and her staff have successfully managed many federal grants and always received a “clean” audit opinion with no adverse findings.

The Project Management Team (PMT) approach is proven successful for the West Edge and Cheyenne Coalition. The PMT consists of two members from each coalition partner and additional ad-hoc community members, including the Wyoming DEQ. Curating the balance of different views and priorities from each organization helps make the team and approach to redevelopment stronger. A new member we anticipate to include in the WestEDGE+ is the military. Given the high need for housing for base personnel and veterans, as well as job creation for veterans in the district, this partnership is essential. **Jody Clark**, Chairperson of the Laramie County Planning Commission and Chief Airman for the Family Readiness Center on WAFB is an advocate for the

WestEDGE+ and will help identify and recruit a military representative for the Project Management Team.

In addition to using City staff, Cheyenne also plans to enter into a contractual relationship with an environmental consulting firm that maintains expertise in environmental assessment and brownfields redevelopment to assist with the inventory and prioritization process, site assessment, community outreach, day-to-day grant management activities, and other eligible programmatic activities allowed. The City will release a RFP for these services following US EPA's guidelines.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes [5 points]

The City, with assistance from our QEP, will document, track, and evaluate the following outcomes on an ongoing basis: (1) running tally of sites assessed; (2) number of brownfield sites that change ownership; (3) acres of land redeveloped and square footage of buildings positioned for adaptive reuse; (4) private investment dollars leveraged; (5) other funding leveraged; (6) number of FTE/LTE jobs created or retained; (7) increased property and sales tax revenue generated; (8) properties entered into the VRP program. Progress will be reported to EPA via quarterly progress reports and ACRES database updates to maintain the schedule created in the work plan and cooperative agreement. Our DDA is an official Main Street community, which has tracking requirements associated with certification that closely align with many of the metrics listed above.

d. Past Performance and Accomplishments [10 points]

i. Currently or Has Ever Received an EPA Brownfields Grant [10 points]

1. Accomplishments [5 points] & 2. Compliance with Grant Requirements [5 points]

The Coalition has previously received a \$1,000,000 USEPA Brownfields Assessment Grant in FY11 and also received a \$200,000 USEPA Area Wide Planning Grant in FY15 and a \$1,200,000 EPA RLF grant in FY13. We have a history of successfully managing a broad range of grants and consistently performing to the standards of their agreements including meeting reporting requirements, adhering to work plans, and documenting outcomes. The following is a summary of each of three EPA grants that have been awarded to Cheyenne:

- FY2011 USEPA Brownfields Assessment Grant, \$1,000,000 - Closed out Q4 2015. 28 Phase I's and 7 Phase II's have been conducted. Additional funding is needed to maintain the momentum behind Cheyenne's West Edge revitalization project.
- FY2015 USEPA Area Wide Planning Grant, \$200,000 – Completed with adoption by City Council Nov. 2016. AWP recommendations will influence the revitalization of several sites.
- FY2014 USEPA Revolving Loan Fund Grant, \$1,200,000 - There have not yet been any expenditures to date for the RLF but there is now considerable interest from potential developers in the West Edge to begin accessing these funds. We have reoriented our approach to smaller projects to redouble our efforts to get these funds out into the community. We are currently working with a developer interested in constructing affordable housing at one of our assessment locations.
- Momentum continues as the West Edge has been prioritized for a tax ballot election and will be considered for an additional \$3.5 million in infrastructure funding in May of 2017. Funds to be used for grant leveraging and infrastructure associated with the Reed Avenue Rail Spur.

Attachment A:

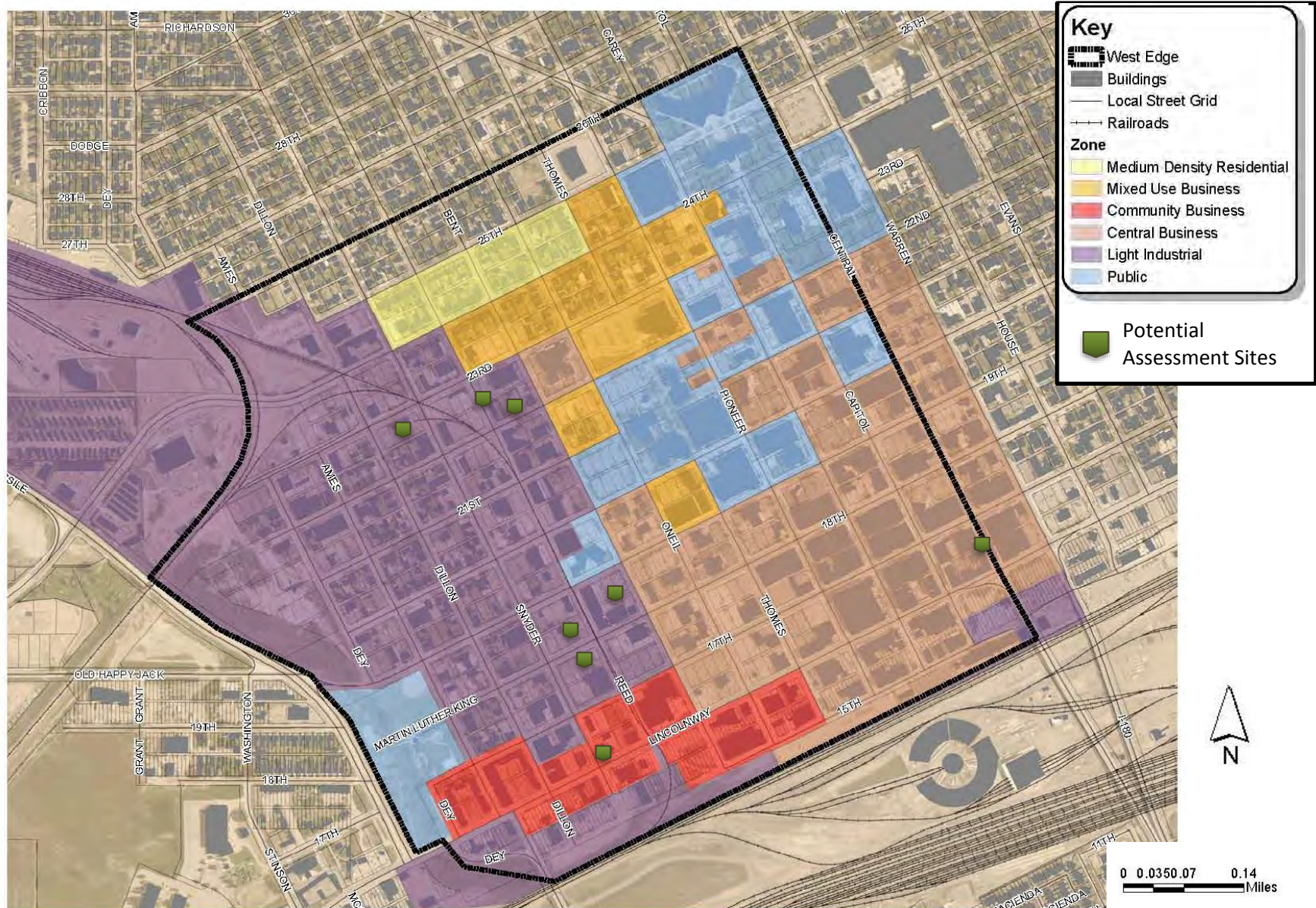
Target Area Map

“WestEDGE+”

Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant

WestEDGE+ Map



Attachment B:

Regional Priorities

“WestEDGE+”

Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant

Attachment B
Regional Priorities Form/Other Factors Checklist

Name of Applicant: Cheyenne, WY

Regional Priority Title(s): Region 8: Protect/Enhance Water, Underserved Communities

Page Number(s): **Pages 7, 9, 10-11, 15**

Protect/Enhance Water – The WestEdge+ initiative will carry forward the redevelopment benefits started during our initial assessment grant and area wide planning work. Two of the signature water quality features (Civic Commons Park and Pumphouse Park) are anticipated to break ground in 2017. Additional redevelopment thanks to these features is anticipated, requiring additional assessment assistance to continue to build the momentum.

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10-11
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	

Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	7
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	7, 9, 15

Attachment E:

Threshold Eligibility Documentation

“WestEDGE+”
Cheyenne, Wyoming
USEPA Brownfield Coalition Partners Assessment Grant

Threshold Criteria for Assessment Grant – Cheyenne, WY Coalition Partners

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

The City of Cheyenne (City), together with the Cheyenne Downtown Development Authority (DDA) and Laramie County (County) formed a Coalition to apply for a Coalition Assessment Grant in 2010 to assess properties located in the community's West Edge District. The Cheyenne Coalition is interested in continuing their successful West Edge efforts by assessing additional properties and catalyst sites not surveyed in their original Phase I and Phase II efforts under the 2011 Assessment Grant. The City of Cheyenne will again be the grant recipient and is a general purpose unit of local government. Laramie County is also a general purpose unit of local government. The DDA was created by the City Council of Cheyenne in December, 1983. Resolution No. 2743 entitled "A Resolution Electing to Create and Establish a Downtown Development Authority" documents the DDA's eligibility and is included as Attachment A. Letters of commitment from Coalition members are included as Attachment B.

2. Letter from State or Tribal Authority

Ms. Cindy Martinez, Hazardous Waste-Voluntary Remediation Program Senior Project Manager with the Wyoming Department of Environmental Quality, has reviewed the information pertaining to the proposed project and has provided a letter of support. A copy of this letter is in Attachment C.

3. Community Involvement

The City has monthly committee meetings that are open to the public. During these meetings there will be extensive opportunities to discuss this project. Our Project Management Team will update the Mayor every month on our work and will include a briefing on the progress of the brownfield assessment and future cleanups as part of this report. An advisory group will be formed of neighborhood and community interests to advise us on planning, cleanup, and reuse phases. We will actively seek to identify concerns that residents have and respond to these in a quick and constructive manner. This will be done through frequent surveys and polling both paper and electronically, door-to-door outreach, and a close monitoring of our social media channels. We will identify and reach out to sensitive populations through our partnerships with community organizations. Progress will be communicated through public notices and frequent updates posted at the project site; in email blasts and bulk mailings to people in our database, which numbers thousands of residents; and through posting notices at the public library, city hall, churches, grocery stores, restaurants, preschools, and elsewhere.

4. Site Eligibility and Property Ownership Eligibility

The applicant is requesting a Coalition Assessment Grant which must be a community-wide proposal; therefore, site and property ownership eligibility criteria do not apply at this time.

Attachment F :
Letter of Support from
State Regulatory Authority

“WestEDGE+”
Cheyenne, Wyoming
USEPA Brownfield Coalition Partners Assessment Grant



Department of Environmental Quality

To protect, conserve, and enhance the Quality of Wyoming's environment for the benefit of current and future generations.



Matthew H. Mead, Governor

Todd Parfitt, Director

December 14, 2016

The Honorable Mayor Rick Kaysen
Mayor, City of Cheyenne
2101 O'Neil Avenue
Cheyenne, WY 82001

RE: Letter of Support for USEPA FY 2017 Brownfields Assessment Grant Application for the City of Cheyenne, WY Coalition Partnership

Dear Mr. Mayor:

The Wyoming Department of Environmental Quality Voluntary Remediation and Brownfields Assistance Programs (WDEQ/VRP/BAP) wishes to express our full support for the Cheyenne, Wyoming Coalition Partnership's application for a USEPA FY17 Brownfields Assessment Grant. Brownfields remediation is critical to protecting and restoring the environment, protecting human health, and revitalizing communities.

As in many communities nationwide, Cheyenne has experienced the steady decline of its historic, original downtown areas. The vacant buildings and neglected parcels in the West Edge have acted as disincentives to redevelopment for some time, and additional assessment funding will contribute to the project's aim of identification, assessment, and cleanup of contaminated properties, allowing the beneficial reuse of those properties. As contaminated properties are identified and assessed, it is the expectation that those properties will be enrolled in the VRP for cleanup.

The VRP/BAP look forward to working with the City of Cheyenne, WY Coalition Partnership to ensure properties and parcels are properly assessed and cleaned up (if needed) in accordance with the VRP's protocols and procedures. Please don't hesitate to call me at (307)777-2948, or email me at cindi.martinez@wyo.gov if you'd like to discuss this letter of support.

Sincerely,

Cindi Martinez
Brownfields and Orphan Sites Remediation Program Supervisor
Wyoming Department of Environmental Quality

200 West 17th Street · 2nd Floor · Cheyenne, WY 82002 · [http:// http://deq.wyoming.gov/](http://http://deq.wyoming.gov/)

ADMIN/OUTREACH
(307) 777-7758
FAX 777-3610

ABANDONED MINES
(307) 777-6145
FAX 777-6462

AIR QUALITY
(307) 777-7391
FAX 777-5616

INDUSTRIAL SITING
(307) 777-7369
FAX 777-6937

LAND QUALITY
(307) 777-7756
FAX 777-5864

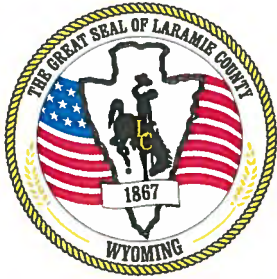
SOLID & HAZ. WASTE
(307) 777-7752
FAX 777-5973

WATER QUALITY
(307) 777-7781
FAX 777-5973



Attachment E:
Letters of Commitment
from Coalition Members

“WestEDGE+”
Cheyenne, Wyoming
USEPA Brownfield Coalition Partners Assessment Grant



The Board of Laramie County Commissioners

K.N. Buck Holmes
Chairman

Linda M. Heath
Vice-Chairman

Troy Thompson
Commissioner

Amber Ash
Commissioner

Ronald E. Kailey Jr.
Commissioner

Mayor Rick Kaysen
City of Cheyenne
O'Neil Avenue
Cheyenne, Wyoming 82001

Dear Mayor Kaysen,

The Laramie County Board of Commissioners is writing to support your ongoing efforts for the West Edge project. As a coalition partner on the initial 2011 EPA Brownfields Coalition Partners Assessment Grant, we have been enthused at the progress that has been made in advancing redevelopment of the West Edge, and look forward to the continued progress of investment in the neighborhood. We also see the value of cleaning up environmental concerns while also encouraging redevelopment, which benefits the overall Laramie County tax base.

As a coalition partner, we have been involved in the overall project management and guidance of the project. Our team members have played a variety of roles in shaping the outcome of the project and we look forward to continuing that assistance in moving forward to study additional properties.

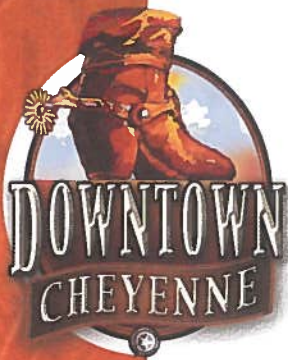
We are concerned that without additional assessment funds, many properties in the West Edge area may not be able to receive the information necessary to initiate cleanup and reinvestment scenarios. While several high-profile projects have recently been announced, our team has identified a number of properties, specifically along the Reed Avenue rail spur, that could become priority opportunities with the support of additional assessment grant fund availability.

Thank you for your consideration in supporting this FY 17 Brownfields Coalition Partners Assessment Grant application. Our community has greatly benefited from the grants provided thus far and we hope to continue the good work we have started!

Sincerely,

A handwritten signature in blue ink that reads "K.N. Buck Holmes".

K.N. Buck Holmes
Chairman of the Board



Re: EPA Brownfield Grant for WestEDGE+

Dear Mayor Kayson,

December 12, 2016

The Cheyenne Downtown Development Authority (DDA) / Main Street is proud to serve our community and have recent successes in spurring interest in the downtown area. We feel the redevelopment of the WestEDGE+ district would benefit the downtown, as well. Our four goals are: 1) Promote a strong sense of place through design and planning, 2) Create a climate of support and foster new and existing business and property owners, 3) Make Downtown Cheyenne the desired destination, and 4) Create a Downtown residential community. Our board and committees work toward these goals, with the support of a large local volunteer base.

The WestEDGE+ being adjacent to, and in some places overlapping with, the DDA boundaries makes it easy for us to say we support the efforts in revitalization of the district. We know the amount of stock buildings in the area with character far exceeds the current levels of investment. An EPA Brownfield Assessment Grant is a great opportunity to provide clarity to many of the questions hindering private investment in some of these properties.

As a coalition partner in this endeavor, we look forward to supporting this project both financially and through advocacy. Our Capital Improvement Grant Program (CIG) funds are available to assist eligible property owners with streetscape improvements as properties redevelop. This program is funded with \$55,000 during the current budget year. Additionally, we anticipate continued success of our Façade Improvement Program, which will pump \$245,000 into building restorations in FY2017. These programs will help to leverage your EPA Brownfield Grant while meeting our goals for a more vital Cheyenne.

We support this grant application and look forward to combined efforts in the redevelopment and prosperity of our Cheyenne core.

Sincerely,

Amy Surdam, Executive Director
Cheyenne Downtown Development Authority/Main Street
1601 Capitol Ave
Cheyenne, WY 82001
307-433-9730
amy@downtowncheyenne.com

**DOWNTOWN DEVELOPMENT AUTHORITY
MAIN STREET**

1601 CAPITOL AVENUE
CHEYENNE, WYOMING 82001

307-433-9730
DOWNTOWNCHEYENNE.COM

Attachment H:

Letters of Support from Community Stakeholders

“WestEDGE+”
Cheyenne, Wyoming
USEPA Brownfield Coalition Partners Assessment Grant



2101 O'Neil Ave., 309
Cheyenne, WY 82001
307.637.6281
www.plancheyenne.org

METROPOLITAN PLANNING ORGANIZATION

Mayor Rick Kaysen
City of Cheyenne
O'Neil Avenue
Cheyenne, Wyoming 82001

WestEDGE+ EPA Brownfield Assessment

Mayor Kaysen,

As the Director of the Cheyenne Metropolitan Planning Organization (MPO), I support the application for an EPA Brownfield Assessment Grant for the WestEDGE+ district. The MPO has been actively involved in the redevelopment of the West Edge from the beginning and have a role on the Project Management team. Although our major purpose is related to transportation initiatives in the Cheyenne area, the economic vitality of the area is also one of our major planning principles.

The MPO encourages the use of transit and non-motorized transportation. The WestEDGE+ successes and challenges continue to be a focus of our organization. Recently, we put out an RFP for the Reed Avenue Rail Corridor Plan and budgeted \$120,000 to see its completion. This corridor is in the heart of the West Edge. The corridor plan will provide guidance and act as a catalyst project to ongoing redevelopment in the WestEDGE+.

We are invested in seeing the results of hard work in the WestEDGE+. The additional Brownfield Assessment Grant for the area would encourage private investment and continue to lay the groundwork for an important project to the Cheyenne community.

The MPO looks forward to continuing our role on the Project Management Team.

Sincerely,

Tom Mason
MPO Director



Mayor Rick Kaysen
City of Cheyenne

Re: Letter of Support for Brownfield Grant

Dear Mayor Kaysen,

West Edge is a humming place, and we support your continued effort to revitalize the District. The Big Eight Foundation is a 501c3 organization in Cheyenne that puts on Edge Fest. The goal of our organization is to promote development of the West Edge through awareness. Edge Fest is a free concert that brings in an estimated 1,000 people, along with food vendors, to the WestEDGE district. The event is in its 4th year and is progressively growing and reaching more people every time.

Edge Fest is dedicated to creating a buzz and excitement around the redevelopment efforts in the WestEDGE. During Edge Fest 2016, we attracted nationally recognized headliners including Tyler Glenn of *Neon Trees*, and up and coming act *Coin*. This past year, we held the event at the future home of Civic Center Commons Park, the centerpiece stormwater amenity which is fully funded and anticipated to break ground in 2017. We at Edge Fest are full steam behind the expanded WestEDGE+ development and will advocate to keep the momentum moving forward.

In anticipation of this EPA Assessment Grant, we would like to extend you the offer to co-host any public meetings with Edge Fest Music Festival. The 2015 tactical urbanism workshop was a great success and we feel that our marketing of the festival will bring greater awareness to your public outreach efforts. We also have a team of volunteers who has been instrumental in pulling off this event. Through our social media connections, we'll be able to spread the word about your grant and expand upon the success that's already evident in the District.

We support the application for a brownfield assessment grant to encourage redevelopment within the WestEDGE+ and turn it into a sustainable, thriving neighborhood.

Sincerely,

Dave Teubner – Edge Fest



ARRAY, SCHOOL OF TECHNOLOGY & DESIGN
1607 CAPITOL AVENUE, SUITE 472, CHEYENNE, WY 82001
307-514-9633 | OFFICE@ARRAYSCHOOL.COM
WWW.ARRAYSCHOOL.COM

Office of the Mayor
Attn: Mayor Rick Kaysen
City of Cheyenne, Wyoming

Re: Letter of Support for EPA Brownfield Assessment Grant

Mayor Kaysen,

I am writing this letter in support of Cheyenne's application for an EPA Brownfield Assessment Grant. The redevelopment of the WestEDGE+ is an exciting prospect for the City, as well as our school, Array. Array, School of Technology and Design, is a coding school in downtown Cheyenne. Our goal is to train people for technology jobs here in the Cheyenne and Front Range area. Array is set to graduate 8-12 students every 6 months. Placement into technology sector jobs is critical to the success of the school. Additional technology centered businesses in Cheyenne will not only create a good symbiosis with the school, but benefit the community overall.

Even with our school being recently opened, we have felt the huge desire for a technology-trained workforce. Our applications for the first year were nearly double the amount of seats we had open in the class. We believe Cheyenne can be a new hub for technology in the Front Range. Specifically, we anticipate that the emerging WestEDGE+ district will have both the lifestyle opportunities and working environments desired by today's technology professionals. Today's tech professional demands a work-life balance, often seeking out gritty industrial warehouses to set up shop. The WestEDGE provides that character and authenticity Cheyenne needs in order to attract a workforce that is often lured by existing markets in places like Austin, Boulder, and Boise.

We are equally enthused to be joining this partnership with Edge Fest. Knowing the importance that live music and culture makes for our graduates, we see this partnership as a key component to ensuring the success of this economic development venture.

Finally, we applaud you on the recently adopted Area Wide Plan. The physical development patterns highlighted in the plan will help to create a walkable and bikable neighborhood that will create an environment where our graduates will look to set up shop. But beyond the surface infrastructure, we are also pleased that you are considering the broadband backbone along the Rail Spur. This communication corridor is key to ensuring that future tech businesses have the basics in place to grow their companies.

In lending our support to the project, we are excited by your virtual tour to help communicate the excitement of the vision to both prospective developers and residents. We would be interested in helping further the WestEDGE+ vision by assisting with development of a mobile app to expand the reach of the vision to different platforms and users.

Thanks to the City of Cheyenne for your continued forward-progress on this visionary initiative!

Sincerely,

Eric Trowbridge
Headmaster & Executive Director

LIVE UNITED



United Way
of Laramie County

Office of the Mayor
Attn: Mayor Rick Kaysen
City of Cheyenne, Wyoming

December 15, 2016

Re: Letter of Support for EPA Brownfield Assessment Grant – WestEdge+

Dear Mayor Kaysen,

Congratulations on your success in thus far in establishing a vision for the West Edge Neighborhood. This area of Cheyenne is emerging as a premiere draw for millennials and the companies they invigorate. Much like our organization, you are taking raw potential and creating a vehicle for motivating change in our community.

The Emerging Leaders initiative of Laramie County United Way (UWLC) is flourishing, adding a dimension of youthful vigor to the traditional mission of UWLC. We envision a community where all individuals and families have the opportunity to achieve their full potential. This mission drives our support for the WestEdge+ initiative to continue the efforts that have created opportunities in a forgotten quadrant of our community.

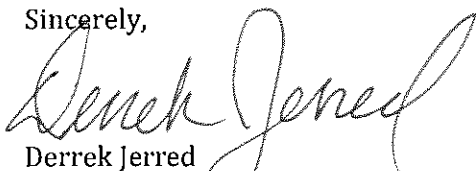
Our Emerging Leaders initiative began as a way to connect millennials and other young professionals with one another to initiate positive change in Cheyenne. This next generation of leaders is connecting with one another while serving the community through meaningful volunteer activities. They are also cultivating a positive voice for the future by participating in education, advocacy, and leadership development activities to cultivate a new crop of philanthropists.

The Emerging Leaders see the WestEdge+ vision as meeting both our civic goals as well as the professional needs of our members in terms of economic development. We are working to make Cheyenne a more vibrant community, with the expansion of technology-oriented jobs and career opportunities that enable us to attract a younger demographic.

Although there has been great progress in getting the WestEdge up and moving, the momentum has the potential to wane without an additional infusion of energy. We are enthused to have representatives from the Emerging Leaders join the advisory committee for the WestEdge and we challenge the EPA to match our enthusiasm in their continued support of this grant application!

Thank you to the City for initiating this follow-up grant and for your continued support for the WestEdge!

Sincerely,



Derrek Jerred
Emerging Leaders Chair

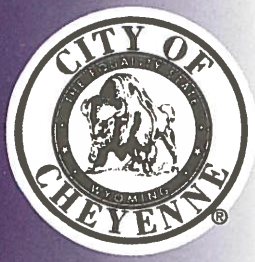


Pat Ashworth
UWLC Vice Chair

Attachment I :

Documentation for Leveraged Funding

“WestEDGE+”
Cheyenne, Wyoming
USEPA Brownfield Coalition Partners Assessment Grant



www.cheyennecity.org ●

December 16, 2015

Bob Bradshaw
Projects Director
2101 O'Neil Avenue
Cheyenne, WY 82001

RE: Leveraged Funding

Dear Bob,

I am providing this letter to assist in exhibiting by what means the City of Cheyenne has leveraged funds for various projects encompassed within the West Edge District.

The City received an EDA Grant for the 26th Street Interceptor Project in the amount of \$1,689,000. It requires a match of \$1,689,000 that we have funded with a SLIB Consensus grant of \$1,385,217 and 6th Penny funds in the amount of \$304,383.

A grant from the EPA was received in the amount of \$400,000 with a revolving loan fund component in the amount of \$600,000. The City will fund the designated match of \$200,000 with \$150,000 of Impact Assistance funds and \$50,000 from 6th Penny funds.

The City entered into a contract with DHM Design for the West Edge Area Wide Plan in the amount of \$255,000. MPO provided \$60,000 to be put toward the streetscape and right-of-way portion of the contract.

An EPA 319 Grant was received in the amount of \$419,600 with a required match of \$279,733 which will be funded by an EPA/SLIB Grant/Revolving Loan Fund that was received in the amounts of \$250,000 and \$750,000 respectively.

The City also received a Pre-Disaster Mitigation Grant from WHOS/FEMA in the amount of \$3,000,000 that requires a \$2,473,733 match. The majority of the match, \$1,236,867 will come from a SLIB/MRG grant and \$135,225 will come from funds received from a CDBG grant.

This is a general overview of the various grants received and how funds were leveraged to provide match monies. Please feel free to contact me with any questions you may have or should you need additional details.

Sincerely,

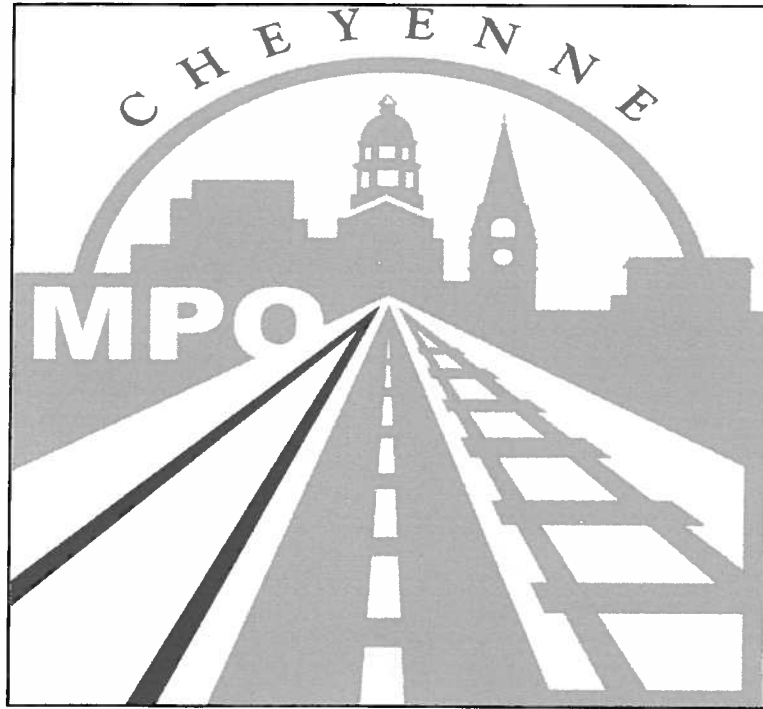
Denise Freeman
Budget Analyst

City Of Cheyenne

West Edge
Funding Summary

Project	Description	Funding Agency	GL Account Number	Grant Amount	Loan Amount	6th Penny Amount	Other Amount	Total Project Funds	Total Expended	Balance	Notes
130001 - West Edge Planning	West Edge Capital Planning	SLIB Consensus	011-21-2111-40-86905	100,000	-	-	-	100,000	100,000	-	Applied towards Ayres contract #5781 mods 3&4
130001 - West Edge Planning	Brownfield Assessment	EPA	025-21-2111-40-46509	1,000,000	-	-	-	1,000,000	945,707	54,293	Includes Ayres contract -#5781 for \$971,000
130001 - West Edge Planning	Ayres Contract Mods	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	447,256	-	447,256	434,689	12,567	Ayres Mods #1-4
130001 - West Edge Planning Total				1,100,000	-	447,256	-	1,547,256	1,480,396	66,859	
150013 - 26th Street Interceptor	26th Street Storm Interceptor	EDA	025-21-2111-42-46541	1,689,600	-	-	-	1,689,600	-	1,689,600	Requires \$1,689,600 match
150013 - 26th Street Interceptor	26th Street Storm Interceptor	SLIB Consensus	011-21-2111-42-86964	1,385,217	-	-	-	1,385,217	-	1,385,217	SLIB will be used for Non-Fed Match
150013 - 26th Street Interceptor	26th Street Storm Interceptor	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	304,383	-	304,383	-	304,383	6th Penny will make up remainder of match
150013 - 26th Street Interceptor Total				3,074,817	-	304,383	-	3,379,200	-	3,379,200	
150018 - West Edge Grant Writing	Ayres Contract Mod #5	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	70,000	-	70,000	69,320	680	Ayres contract #5781 Mod #5
150018 - West Edge Grant Writing Total				-	-	70,000	-	70,000	69,320	680	
150019 - West Edge Revolving Loan Fund	RLF	EPA	091-21-2111-40-43497 025-21-2111-40-46509	400,000	600,000	-	-	1,000,000	-	1,000,000	\$200K Match from Impact Assistance/6th Penny
150019 - West Edge Revolving Loan Fund	Impact Assistance Funds/Match	City of Cheyenne-Impact Assistance	001-21-2113-40-43418	-	-	-	100,000	100,000	11,627	88,373	RLF Match-Impact Assistance Funds-Ayres #6275
150019 - West Edge Revolving Loan Fund	6th Penny Designated for Match	City of Cheyenne-6th Penny	030-20-2041-42-43420			100,000		100,000	-	100,000	RLF Match-6th Penny
150019 - West Edge Revolving Loan Fund Total				400,000	600,000	100,000	100,000	1,200,000	11,627	1,188,373	
160001 - West Edge Area Wide Plan	Area Wide Planning	EPA	025-21-2111-40-46509	200,000	-	-	-	200,000	-	200,000	DHM Design Contract (\$255,000)
160001 - West Edge Area Wide Plan	Area Wide Planning	MPO	26-20-2033-42-21301	-	-	-	60,000	60,000	-	60,000	Funds to be used for Streetscape/Right-of-way
160001 - West Edge Area Wide Plan Total				200,000	-	-	60,000	260,000	-	260,000	
160002 - 15th Street Wetland	Wetland 319 Project	DEQ/EPA	025-21-2111-40-46509	419,600	-	-	-	419,600	-	419,600	Match - \$279,733 will come from 6th Penny
160002 - 15th Street Wetland	6th Penny Designated for Match	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	279,733	-	279,733	-	279,733	6th Penny 40% Match for Wetland 319 Project
160002 - 15th Street Wetland	CWSRF (Clean Water RLF)	EPA/SLIB*	025-21-2111-40-46509 025-21-2111-40-46540	250,000	750,000	-	-	1,000,000	-	1,000,000	Loan Pmt will come from 6th Penny. Due 10.31.18
160002 - 15th Street Wetland Total				669,600	750,000	279,733	-	1,699,333	-	1,699,333	
160003 - Civic Center Commons	CDBG	CDBG	018-19-1930-44-86615	135,225	-	-	-	135,225	-	135,225	Must be spent by 12.31.15
160003 - Civic Center Commons	Pre-Disaster Mitigation (PDM) Grant	WOHS/FEMA	025-21-2111-42-46542	3,000,000	-	-	-	3,000,000	-	3,000,000	\$2,473,733 Match Required - MRG/6th Penny
160003 - Civic Center Commons	MRG/Capitol Basin Flood Control	SLIB		1,236,867	-	-	-	1,236,867	-	1,236,867	To be used for FEMA grant match
160003 - Civic Center Commons	6th Penny Designated for Match	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	1,236,866	-	1,236,866	-	1,236,866	To be used for FEMA grant match
160003 - Civic Center Commons	Community Enhancement Grant	WBC		500,000	-	-	-	500,000	-	500,000	Enhancement/Beautification
160003 - Civic Center Commons Total				4,872,092	-	1,236,866	-	6,108,958	-	6,108,958	
Impact Assistance Funds	Impact Assistance Funds	City of Cheyenne-Impact Assistance	001-21-2113-40-43418	-	-	-	50,000	50,000	2,180	47,820	Impact Assistance - Miscellaneous
Impact Assistance Funds Total				-	-	-	50,000	50,000	2,180	47,820	
6th Penny	Misc Expenditures	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	132,348	-	132,348	132,348	-	6th Penny - Miscellaneous
6th Penny	Designated for Loan	City of Cheyenne-6th Penny*	030-20-2041-42-43420	-	-	750,000	-	750,000	-	750,000	6th Penny designated to repay CWSRF Loan
6th Penny	Undesignated	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	1,479,414	-	1,479,414		1,479,414	Available 6th Penny Funds
6th Penny Total				-	-	2,361,762	-	2,361,762	132,348	2,229,414	
Grand Total				10,316,509	1,350,000	4,800,000	210,000	16,676,509	1,695,870	14,980,638	

* 6th Penny Funds are earmarked to pay the \$750K CWSRF Loan



Unified Planning Work Program

Federal Fiscal
Year 2017

October 1, 2016 - September 30, 2017



I. PROJECT DEVELOPMENT STUDIES

Objective

To contract out detailed professional services, transportation planning studies, and conceptual plans which address specific problem areas or needs.

Anticipated Products

(These projects are in general priority order. As individual project contracts are approved the costs are likely to change which might mean the lowest priority projects do not get accomplished this fiscal year.)

1. Transit Marketing
2. Public Engagement Assistance
3. Reed Avenue Rail Corridor
4. Sun Valley Greenway Connector
5. Whitney Road Plan
6. Archer Greenway Connector
7. South Cheyenne Arterial Plan
8. Freight Safety Project
9. Parsley Plan

Work Statement

1. **Transit Marketing** - Cheyenne Transit Program continues marketing activities. By utilizing local media, CTP will continue to inform residents and visitors of the opportunities available to them for utilizing the City's bus system. The CTP will also start utilizing social media to advertise the system and increase ridership.
2. **Public Engagement Assistance** – The MPO will continue to enhance its public engagement strategies over the next year. Work has already begun on establishing audience through Facebook and My Sidewalk. Work has also begun on reorganizing website look and content to make it more user friendly and accessible to the community. Ongoing support is needed so the MPO can continue to work on this effort and train and educate itself to become more self-sufficient to handle this independently in the future. This ongoing assistance also includes some planning and strategy building work for the safety awareness campaigns.
3. **Reed Ave. Rail Corridor** – The Rail Corridor along Reed Avenue is a highlight of the West Edge District. The primary function of this corridor will be to provide a dedicated transportation zone for pedestrians and bicycle traffic. As such, the details of this corridor need to be finished to a higher level of detail, as they will be experienced at much slower speeds. The Reed Avenue Corridor is proposed to be closed to vehicular traffic, allowing more room in the right of way for multi-modal use. The Burlington Northern Santa Fe (BNSF) rail spur will remain in operation within this corridor as well, providing for a very unique atmosphere

along the corridor for shopping, dining, working and urban living. The 10' multi-modal trail will provide a critical link to the overall Cheyenne Greenway system, providing protected bicycle traffic corridors from surrounding areas into the downtown Cheyenne core. The need for this link is outlined in the Cheyenne On-Street Bicycle Plan and Greenway Plan completed in 2012. The planted buffer zones are proposed to provide trees as a green connector in the currently landscape-starved district while bringing the Reed Avenue corridor to a more pedestrian scale. In addition, they provide the opportunity to provide additional water quality improvement as surface water is conveyed to larger water treatment areas such as Crow Creek, Civic Center Commons and Pump House Park. The large cafe and outdoor retail zones on each side of the corridor will allow for businesses to operate outside of their physical location to engage pedestrian and bicycle travelers and create a vibrant atmosphere along the corridor. This plan could lead to federal and state grant applications

4. **Sun Valley Greenway Connector** - Earlier this year, the Greenway Committee conducted a community survey to get a sense of what future greenway connections are important to them. A project that was mentioned by several respondents indicated that a future connection to get from the Sun Valley greenway segment under the Union Pacific Railroad and then under I-80 all the way to the trail system in the Campstool/HR Ranch Road area was important. Growth and activity has been occurring in that area of Cheyenne including a new Walmart and the employment in the Cheyenne Business Park. This section of the community continues to be an important gap in the non-motorized system that needs attention. This 35 percent plan will explore a few different alternatives to provide this connection and make a preliminary recommendation on the preferred alternative.
5. **Whitney Road Plan** – The MPO is currently conducting a plan for the extension of Storey/Summit between College and Whitney and the extension of Van Buren north from Dell Range to Storey/Summit. Whitney Road between US 30 and Dell Range is a narrow county road and has been greatly impacted from nearby developments such as Saddleridge. The intersections with US 30 and Dell Range are stop controlled and are nearing warrants for traffic signals. North of Dell Range the rural road is also impacted with existing and future developments but is also affected by the steep 7% grade which becomes treacherous in winter conditions. This project will determine future design needs to handle expected traffic.
6. **Archer Greenway Connector** – The Cheyenne Greenway is expanding eastward with a soft surface trail planned for construction along the abandoned Chicago, Burlington & Quincy Railroad which ends at Campstool Road south of I-80. Laramie County has developed property called Archer which is south of the I-80 and Archer Interchange. Many Laramie County services are provided in the area.

Cheyenne Downtown Development Authority
Fiscal Year July 2016 - June 2017
By Committee

Adopted FY2017

	Title	Sub-code	Committee	FY2016 Budget	FY2017 Budget
1	Personnel - Wages	5050-01	Administration	190,000.00	196,287.88
3	Main Street Meetings & Training ¹	5150-01	Administration	11,000.00	4,633.00
4	Memberships	5200-00	Administration	1,800.00	1,800.00
5	Office Lease - Rent	5250-01	Administration	25,000.00	6,410.40
6	Office Lease - Loan Payment	5250-02	Administration		10,368.72
7	Equipment, Supplies & Utilites	5300-01	Administration	26,049.00	26,000.00
8	Professional Services - Acct	5350-01	Administration	30,000.00	12,000.00
9	Professional Services - Audit	5350-01	Administration	-	8,000.00
10	Professional Services - Legal	5350-01	Administration	-	12,000.00
11	Board Expenses	5400-00	Administration	3,500.00	2,000.00
12	Treasurer's Bond	5450-00	Administration	400.00	400.00
13	DDA/MS Website ¹	5900-09	Administration	2,500.00	500.00
14	DDA/MS Committees	6200-00	Administration	1,700.00	1,500.00
15	Contingency Fund*		Administration	18,000.00	
16				309,949.00	281,900.00
17	Capital Improvement Grants	5650-01	Design	80,000.00	60,000.00
18	Façade Program ²	5650-03	Design	80,000.00	100,000.00
19	Planter Contract	5700-01	Design	50,000.00	50,000.00
20	Tree Contract	5700-02	Design	15,000.00	55,000.00
21	Wayfinding sign system implementation ²	5700-03	Design		20,000.00
22	Water Feature planning ³	5700-04	Design		3,000.00
23				225,000.00	288,000.00
24	Parking Garage Subsidy	5850-01	Econ Restructuring	52,920.00	52,920.00
25	Market Research	5900-01	Econ Restructuring	11,400.00	1,000.00
26	Econ Dev Fund	6500-00	Econ Restructuring	118,000.00	

Cheyenne Downtown Development Authority
Fiscal Year July 2016 - June 2017
By Committee

27	Assist with West Edge ¹	5900-02	Econ Restructuring		5,000.00
28	Assist with 17th St Project ¹	5900-07	Econ Restructuring		1,000.00
29	Decorate Vacate Building Windows ¹	5900-04	Econ Restructuring		5,000.00
30	Small Business Loan Program ²	5900-05	Econ Restructuring		25,000.00
31	New Business and Grocery Store Recruitment ³	5900-08	Econ Restructuring		30,000.00
32				182,320.00	119,920.00
33	Property/Business Owner Communication	5900-10	Organization	4,000.00	1,500.00
34	Cowboy Triangle Busing ²	5850-01	Organization		2,500.00
35	Cheyenne Mural Project ¹	5900-09	Organization		4,500.00
36	Promote & Improve relations with DCBC ¹	5900-11	Organization		100.00
37	Improve Resources to Property Owners, Developers & Retailers ¹	5900-12	Organization		500.00
38	Maintain Bike Share Program ¹	5900-13	Organization		5,000.00
39				4,000.00	14,100.00
40	Consumer Print Ads	5900-03	Promotions	15,000.00	5,000.00
41	Directory/Brochures Printing	5900-06	Promotions	5,300.00	2,500.00
42	Banner Replacements	5950-01	Promotions	1,000.00	1,000.00
43	Holiday Décor	5950-02	Promotions	1,000.00	1,000.00
44	Deport Plaza Events	6150-01	Promotions	29,500.00	27,000.00
45	Fridays on the Plaza	6150-02	Promotions	15,000.00	12,500.00

Cheyenne Downtown Development Authority
Fiscal Year July 2016 - June 2017
By Committee

46	Event Sponsorships	6150-03	Promotions	27,000.00	15,000.00
47	17th St Arts Festival	6150-04	Promotions	9,000.00	5,000.00
48	DDA Events	6150-05	Promotions	23,000.00	7,500.00
49	Increase Lighting ³	6150-06	Promotions		2,500.00
50	Ice Rink for Christmas ³	6150-07	Promotions		25,000.00
51				125,800.00	104,000.00
52	Grand Total			847,069.00	807,920.00
53	¹ DDA Strategic Plan				
54	² Downtown Core				
55	³ Both Plans				
56	*Contingency Fund: adequate for FY2017, no additional funds needed				
				Income FY2016	Income FY2017
57	Mill Levy			77,500.00	320,000.00
58	Parking			32,000.00	32,000.00
59	City of Cheyenne		TIF	657,569.00	450,920.00
60	Laramie County			5,000.00	5,000.00
61	DDA Foundation				-
62	Carry over previous year			75,000.00	
63	**There may be additional grant opportunities.			847,069.00	807,920.00

Attachment J :

Supplemental Information

“WestEDGE+”

Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant



Cheyenne, WY MPO:

Planning for Economic and Fiscal Health

Report and Suggested Next Steps

Building Blocks for Sustainable Communities Program

To: Sreyoshi Chakraborty, Senior Transportation Planner, Cheyenne MPO

From: Chris Zimmerman and Roger Millar, Smart Growth America

Date: June 15, 2015

Introduction

Pursuant to our technical assistance award with the Cheyenne MPO, this Memorandum constitutes Smart Growth America's final report summarizing the workshop on Planning for Fiscal and Economic Health and suggesting possible next steps the city could take to craft a vision for Cheyenne's future development.

Representatives from Smart Growth America (SGA) met with municipal leaders and residents on April 21 and 22, 2015 to provide assistance under the Planning for Fiscal and Economic Health tool, supported by a grant from the U.S. EPAs *Building Blocks for Sustainable Communities* program.

The first day of the workshop featured a presentation open to the public that provided an overview of the fiscal and economic impacts of different development patterns, focusing the fact that some development patterns do a better job of supporting community economic development goals and can be served more efficiently by local government.

The second day of the workshop brought together an invited group of over 70 stakeholders. The group included diverse representatives from the city, county, nonprofit and private sector. Several county commissioners attended. Leadership from the following city departments and agencies also attended:

- Engineering Department
- Parks and Recreation Department
- Planning Services Department
- Public Works Department

RESOLUTION # _____

A RESOLUTION APPROVING A PROPOSITION TO IMPOSE THE 1% SPECIFIC PURPOSE SALES AND USE TAX IN LARAMIE COUNTY, STATE OF WYOMING, FOR THE EXCLUSIVE PURPOSE OF FUNDING SPECIFIC PURPOSES FOR SPECIFIC AMOUNTS; THE PROPOSITIONS TO BE VOTED ON AT A SPECIAL ELECTION TO BE HELD MAY 2, 2017.

WHEREAS, pursuant to WYO. STAT. §§ 39-15-203(a)(iii), 39-15-204(a)(iii), 39-16-203(a)(ii), 39-16-204(a)(ii), and 39-16-202(e) counties may impose an excise tax not to exceed two percent (2%) upon retail sales of tangible personal property, admissions and services made, and upon storage, use and consumption of tangible personal property, within the county, for specific purposes and in specific amounts as authorized by the qualified electors of the county (hereinafter the “Tax”); and

WHEREAS, the Board of County Commissioners (the “Commissioners”) of Laramie County, State of Wyoming, (the “County”), in response to the needs of the County and requests received from the City of Cheyenne, the Town of Pine Bluffs, the Town of Burns, and the Town of Albin (hereinafter, being sometimes individually referred to as “Sponsoring Entity” and collectively referred to as the “Sponsoring Entities”), has determined to make a source of funding available through imposition of an excise tax not to exceed one percent (1%) in the following specific amounts for the following specific purposes (the “Projects”):

Proposition 1

1. \$21,118,500 and interest earned thereon to Laramie County for the remodel and expansion of the existing Laramie County Courthouse to provide courtroom and office space for a fourth District Court Judge authorized by the Wyoming Legislature along with building systems and physical plant upgrades, repairs and replacement and, as said remodel replaces the space currently used by Municipal Court, with the construction of a new annex addition to the Laramie County Courthouse to house the City of Cheyenne Municipal Court and include future expansion space for Laramie County.

Proposition 2

2. \$16,176,680 and interest earned thereon to Laramie County to construct an addition on the existing Laramie County Detention Center for the purpose of expanding inmate capacity, for adding additional administrative space and for updating and improving existing infrastructure of the current facility.

Proposition 3

3. \$15,000,000 and interest earned thereon to the City of Cheyenne and Laramie County, \$7,500,000 to each, to construct Christensen Road between Commerce Circle and U.S. Highway 30 including a new bridge over the Union Pacific Railroad.

Proposition 4

4. \$9,885,000 and interest earned thereon to the Laramie County Fair Board to be used for the design, construction, equipping, and furnishing of a Multi-Purpose Facility at the Laramie County Archer Complex. The proposed facility will be an open-span building that will host a variety of events year-round for both residents and visitors, including Trade Shows, Expositions, Sporting Events, RV Rallies, Concerts, and Horse and Stock Shows. The Archer Complex was purchased in 2004 by Laramie County for the purpose of a Multifunctional Campus for citizens to use and enjoy year-round.

Proposition 5

5. \$11,970,000 and interest earned thereon to the Town of Albin, the Town of Burns, the City of Cheyenne, the Town of Pine Bluffs, and the Laramie County Fire District, as follows:
 - a. \$200,000 to the Town of Albin to provide adequate housing expansion;
 - b. \$200,000 to the Town of Burns to construct a gravel road; address parking, watering issues, and other needed improvements;
 - c. \$950,000 to the Town of Pine Bluffs to make electric infrastructure repairs and upgrades;
 - d. \$2,350,000 to the City of Cheyenne for downtown core projects including improvements of alleys and a water feature;
 - e. \$3,800,000 to the City of Cheyenne for planning, design, and construction of the Greater Cheyenne Greenway, of which no less than \$800,000 will be designated for operation and maintenance of existing and future pathways systems;
 - f. \$80,000 to the Town of Albin to purchase, install, operate and maintain emergency generators for an emergency shelter (Community Center) and emergency water source to be used during extended electrical outages and other emergency situations;
 - g. \$2,000,000 to the Town of Pine Bluffs as funds needed to complete Phase 1 of a Clean Water System Renovation;
 - h. \$2,000,000 to the Laramie County Fire District #1 for the construction of a new fire station located at the Archer Complex to

provide increased fire protection and emergency medical services to the eastern portion of Laramie County;

- i. \$390,000 to the Town of Pine Bluffs to construct and maintain a new Public Works Facility.

Proposition 6

- 6. \$11,969,000 and interest earned thereon to the City of Cheyenne, the Town of Burns, the Town of Albin, and Laramie County, as follows:

- a. \$6,750,000 to the City of Cheyenne to design and construct a multipurpose indoor turf facility suitable for youth and adult games, practices and regional athletic tournaments, of which no less than \$750,000 will be designated for operations and maintenance;
- b. \$550,000 to the Town of Burns for remodeling, maintenance and operations for town owned buildings;
- c. \$80,000 to the Town of Albin for operation and maintenance of a new water meter system;
- d. \$1,014,000 to the Town of Burns for completion of drainage and elevation mapping, maintenance and reconstruction of town streets;
- e. \$3,500,000 to Laramie County for the purchase, operation and maintenance of radio towers and radio equipment to improve Laramie County radio coverage;
- f. \$75,000 to the Town of Pine Bluffs to refurbish recreational facilities.

Proposition 7

- 7. \$11,870,000 and interest earned thereon to the Town of Albin, the Town of Burns, the Town of Pine Bluffs, Laramie County, and the City of Cheyenne, as follows:

- a. \$80,000 to the Town of Albin to replace a current storage building (“Old Fire Hall”) with a bigger, up-to-date building to store garbage truck, town vehicle, and other equipment, which includes future operation and maintenance costs;
- b. \$200,000 to the Town of Burns for the purchase of a dump truck and attachments;
- c. \$200,000 to the Town of Albin to replace the parking lot surface at the Town Hall/Community Center Building;

- d. \$40,000 to the Town of Pine Bluffs to upgrade the Town's cemetery;
- e. \$1,000,000 to Laramie County for an emergency services storage and medication distribution facility for emergency Management and Cheyenne/Laramie County Public Health;
- f. \$7,050,000 to the City of Cheyenne to design and construct basketball and volleyball courts and gymnastics facilities at the Ice and Events Center and consolidate staff offices into one location, of which no less than \$750,000 will be designated for operations and maintenance;
- g. \$300,000 to the Town of Burns to complete the 4th St. Sewer line, including operation and maintenance of town sewer system;
- h. \$3,000,000 to the City of Cheyenne for the Repair and Refurbishment of existing Fire Stations and Fire Engines.

Proposition 8

- 8. \$11,848,000 and interest earned thereon to the Town of Albin, the City of Cheyenne, the Town of Pine Bluffs, and the Town of Burns, as follows:
 - a. \$53,000 to the Town of Albin to purchase a utility pick-up truck with tool boxes, crane, and other equipment for the town's Maintenance Department;
 - b. \$2,500,000 to the City of Cheyenne to establish public access to the Belvoir Ranch and Big Hole properties and to build and maintain non-motorized recreational trails;
 - c. \$800,000 to the Town of Albin for completing the replacement of deteriorating sewer lines dating from 1950's;
 - d. \$1,050,000 to the Town of Pine Bluffs for Debt Reduction;
 - e. \$3,200,000 to the City of Cheyenne to purchase and preserve land for a future community park located in east Cheyenne, with any remaining funds to be allocated to initial design and development of the park;
 - f. \$195,000 to the Town of Pine Bluffs to replace Town equipment;
 - g. \$4,000,000 to the City of Cheyenne for the replacement of Fire Station #5 located at 2014 Dell Range Blvd.;
 - h. \$50,000 to the Town of Burns for the purchase of new radios, pagers, and other equipment needed for communications.

Proposition 9

9. \$11,700,500 and interest earned thereon to Laramie County, the City of Cheyenne, the Town of Pine Bluffs, the Town of Albin, and the Town of Burns, as follows:
- a. \$950,500 to Eastern Laramie County Solid Waste Disposal District for the purchase of a new Scraper and an addition to current equipment shop;
 - b. \$3,000,000 to Laramie County to enhance computer based technology that will allow City Fire, County Fire Districts and County Emergency Medical Services to operate on the same computer system as the City PD, County Sheriff's office, and the Combined Communications Center (9-1-1 dispatch);
 - c. \$2,000,000 to Laramie County Fire District #2 for the construction of a new fire station located at I-25 and Iron Mountain Road. This station will increase protection and decrease response times. It will allow for firefighter quarters and housing for modern fire trucks.;
 - d. \$4,000,000 to the City of Cheyenne's West Edge District to construct infrastructure and enhancements and apply for additional grant monies supporting redevelopment, including the Reed Avenue Rail corridor;
 - e. \$450,000 to Laramie County for the purpose of updating the Sheriff's Department video recording systems and for additional needs related to technology updates;
 - f. \$300,000 to the Town of Pine Bluffs to assist in a four-year street maintenance and repair plan;
 - g. \$200,000 to the Town of Albin to replace existing water lines with newer, up-to-date lines throughout the town;
 - h. \$200,000 to the Town of Albin for repairs and maintenance to the Community Center, including shelving, gym bleachers, and kitchen and bathroom upgrades,;
 - i. \$200,000 to the Town of Burns for improvements to town owned parks including Liberty Park completion;
 - j. \$400,000 to the Town of Burns for improvements to town water and sewer systems as needed, to include operations and maintenance.

WHEREAS, the Commissioners have determined that a 1% Specific Purpose Sales and Use Tax should be imposed within the County pursuant to WYO. STAT. §§ 39-15-203(a)(iii), 39-15-204(a)(iii), 39-16-203(a)(ii), 39-16-204(a)(ii), and 39-16-202(e) in order to fund the planning, construction, furnishing, equipping, acquisition and improvement of land and, to the extent necessary and allowed by law, the pledge to or payment of operation and maintenance, debt service and/or lease service payments thereon, and, if necessary and/or available, to be used to leverage or match federal/and or state grant funds, for the above-referenced Projects; and

WHEREAS, the Commissioners have determined it is necessary to submit the proposition for imposition of the Tax to the qualified registered electors of the County; and

WHEREAS, pursuant to the provisions of WYO. STAT. §§ 39-15-203(a)(iii)(A) and 39-16-203(a)(ii)(A), before any proposition to impose the Tax shall be placed before the electors of the County, the Commissioners and the governing bodies of at least two-thirds (2/3) of the incorporated municipalities within the County shall adopt a resolution approving the propositions, setting forth a procedure for qualification of a ballot question for placement on the ballot, and specifying how excess funds shall be expended; and

WHEREAS, the Commissioners have proposed an authorization resolution detailing the propositions to be placed before the electorate;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, STATE OF WYOMING, that the City of Cheyenne is in accord with the Authorizing Resolution as proposed, a copy of which is attached as EXHIBIT A and by this specific reference made part hereof.

BE IT FURTHER RESOLVED that passage of this resolution by the governing body of the City of Cheyenne shall constitute approval as required by WYO. STAT. § 39-15-203 (a)(iii)(A) and WYO. STAT. § 39-16-203 (a)(ii)(A).

BE IT FURTHER RESOLVED that if any part or provision of this resolution is ever determined to be invalid or unenforceable, such determination shall not affect the remaining parts and provisions hereof, the intention being that each part or provision of this resolution is severable.

ADOPTED AND APPROVED as of the _____ day of _____, 2016.

CITY OF CHEYENNE

(SEAL)

Richard L. Kaysen, Mayor

ATTEST:

Carol Intlekofer, City Clerk

RESOLUTION NO. 2743

ENTITLED: A RESOLUTION ELECTING TO CREATE AND ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY.

WHEREAS, pursuant to W.S. 15-9-201, the Wyoming legislature has declared that the organization of downtown development authorities having the purposes and the powers as set forth in W.S. 15-9-201 through 15-9-223 will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants thereof; will halt or prevent deterioration of property values or structures within central business districts; will halt or prevent the growth of blighted areas within such districts; will assist municipalities in the development and redevelopment of such districts and in the overall planning to restore or provide for the continuance of the health thereof; and will be of especial benefit to the property within the boundaries of any authority created pursuant thereto; and

WHEREAS, the City Council of Cheyenne, Wyoming, hereby determines it to be in the public interest to create and establish a downtown development authority pursuant to the provisions of W.S. 15-9-201 through 15-9-223;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING THAT:

SECTION 1. Determination of Need. The City Council of Cheyenne, Wyoming, hereby determines that it is necessary to establish a downtown development authority for the public health, safety, prosperity, security and welfare of Cheyenne, Wyoming, and for carrying out the purposes as set forth in W.S. 15-9-201.

SECTION 2. Passage of Ordinance The City Council shall by ordinance submit, at a special election called for that purpose, the question of the establishment of a downtown development authority.

SECTION 3. Recording and Authentication. This Resolution after its passage and approval, shall be recorded by the Clerk in a book kept for that purpose in the Office of the Clerk and, together with the minutes of the meeting showing its adoption, shall be published as required by law.

INTRODUCED, PASSED AND ADOPTED This 27th day of December, 1983.


Mayor

(S E A L)

ATTESTED:


City Clerk

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 01/31/2019

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. FY '17 Brownfield Assessment Grant- Hazardous	66.818	\$	\$	\$ 400,000.00	\$	\$ 400,000.00
2. FY '17 Brownfield Assessment Grant- Petroleum	66.818			200,000.00		200,000.00
3.						
4.						
5. Totals		\$	\$	\$ 600,000.00	\$	\$ 600,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	FY '17 Brownfield Assessment Grant- Hazardous	FY '17 Brownfield Assessment Grant- Petroleum			
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel	3,000.00	3,000.00			6,000.00
d. Equipment					
e. Supplies					
f. Contractual	397,000.00	197,000.00			594,000.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	400,000.00	200,000.00			\$ 600,000.00
j. Indirect Charges					\$
k. TOTALS (sum of 6i and 6j)	\$ 400,000.00	\$ 200,000.00	\$	\$	\$ 600,000.00
7. Program Income	\$	\$	\$	\$	\$

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SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8.	FY '17' Brownfield Assessment Grant-Hazardous	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
9.	FY '17' Brownfield Assessment Grant- Petroleum	0.00	0.00	0.00	0.00
10.					
11.					
12. TOTAL (sum of lines 8-11)		\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 250,000.00	\$ 45,000.00	\$ 65,000.00	\$ 80,000.00	\$ 60,000.00
14. Non-Federal	\$				
15. TOTAL (sum of lines 13 and 14)	\$ 250,000.00	\$ 45,000.00	\$ 65,000.00	\$ 80,000.00	\$ 60,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)			
		(b)First	(c) Second	(d) Third	(e) Fourth
16.	FY '17' Brownfield Assessment Grant-Hazardous	\$	\$ 116,666.00	\$ 116,666.00	\$
17.	FY '17' Brownfield Assessment Grant- Petroleum		58,334.00	58,334.00	
18.					
19.					
20. TOTAL (sum of lines 16 - 19)		\$	\$ 175,000.00	\$ 175,000.00	\$

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges:		22. Indirect Charges:	
23. Remarks:			

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Cheyenne

* b. Employer/Taxpayer Identification Number (EIN/TIN):

83-6000050

* c. Organizational DUNS:

0269084050000

d. Address:

* Street1:

2101 O'Neil Avenue

Street2:

* City:

Cheyenne

County/Parish:

* State:

WY: Wyoming

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

82001-3512

e. Organizational Unit:

Department Name:

Urban Planning

Division Name:

Planning Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Logan

Middle Name:

* Last Name:

Ward

Suffix:

Title:

Planner

Organizational Affiliation:

* Telephone Number:

307-637-6352

Fax Number:

* Email:

lgraves@cheyennecity.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

B: County Government

Type of Applicant 3: Select Applicant Type:

X: Other (specify)

* Other (specify):

Redevelopment Agency

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Cheyenne, WY Coalition Grant- WestEDGE+

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: